ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

STID 4236

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 25, 1996

Mr. Sam Cohen
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

REMEDIAL ACTION COMPLETION CERTIFICATION

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVE., SAN LEANDRO, CA

Dear Mr. Cohen:

This letter confirms the completion of site investigation and remedial action for the one 10,000-gallon bunker oil, one 2,840-gallon waste oil, and the three (one 4,000-gallon, one 550-gallon and one 500-gallon) gasoline underground storage tanks (USTs) at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information and with provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to the regulation contained in Title 23, Division 3, Chapter 16, Section 2721 (e) of the California Code of Regulations. **If a change in land use is proposed, the owner must promptly notify this agency.**

Please contact Dale Klettke at (510) 567-6880 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Department of Environmental Health

enclosure

c: Thomas Peacock, LOP Manager--files
Lori Casias, SWRCB, w/enclosure
Mike Bakaldin, San Leandro Hazardous Materials Program, w/enclosure
Brad Wright, McLaren/Hart, 1135 Atlantic Avenue, Alameda, CA 94501
Daniel Hernandez, c/o First Nationwide Bank, 33 Montgomery, 7th Floor, SF 94105
San Leandro Advisors, 300 Grand Avenue, Oakland, CA 94610

4236racc.dkt

01-1140

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: July 22, 1996

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **D. Klettke** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Parkside Commons Apartments**
Site facility address: **900 143rd Avenue, San Leandro, CA 94578**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4236**
URF filing date: **12/15/92** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
San Leandro Advisors, A California Limited Partnership	**300 Grand Avenue, Oakland, CA 94610**	
Daniel Hernandez c/o First Nationwide Bank	**33 Montgomery, 7th Floor San Francisco, CA 94105**	**(415)904-4793**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	10,000	bunker oil	removed	10/18/85
2	2,840	waste oil	removed	10/26/85
3	4,000	gasoline	removed	6/19/85
4	550	gasoline	removed	6/19/85
5	500	gasoline	removed	10/18/95

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **12/30/92**
Monitoring Wells installed? **YES** Number: **eight (8)**
Proper screened interval? **YES, all wells screened from 15' to 25' bgs except MW-5A (20' to 25' bgs)**
Highest GW depth below ground surface: **11.50' on 4/30/93 (MW-7A)**
Lowest depth: **19.55' on 8/19/91 (MW-1A)**
Flow direction: **predominantly west to southwest**
Most sensitive current use: **residential**
Are drinking water wells affected? **UNK** Aquifer name: **San Leandro Cone**
Is surface water affected? **NO** Nearest affected SW name: **N/A**
Off-site beneficial use impacts (addresses/locations): **undetermined**
Report(s) on file? **YES** Where is report(s) filed? **Alameda County, 1131 Harbor Bay Pkwy Alameda, CA 94502**

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tanks	1 4000-gallon; 1 550-gallon;		6/19/85
	1 10,000-gallon and 1 500-gallon;		10/18/85
	1 2840-gallon;		10/26/85
Piping			
Soil	unknown		
Groundwater			

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Gas)	20,000	210	1700	220
TPH (Diesel)	NA	700	<320	<50
Benzene	NA	0.65	3.33	<0.3
Toluene	NA	0.84	4.17	<0.3
Ethyl benzene	NA	3.1	300	4.8
Xylenes	NA	15	99.7	<0.3
Oil & Grease	5300			
Heavy metals[5]				
Pesticides[6]				

NA - Not analyzed. Original soil samples collected during UST closures in 1985 were apparently not analyzed for BTEX fractions.

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[1]"Before" TPHg concentration represents the interface sample at a depth of 7' bg, collected on 10/18/85, from beneath the 150-gallon gasoline tank. O & G concentration represents the soil sample at a depth of 20' below grade (bg), collected on 10/26/85, from the west end of the 2840-gallon waste oil UST excavation.

[2]"After" TPHg, ethyl benzene and xylene concentrations represents sample location 5-6 at a depth of 17.5' bg. Benzene concentrations represent sample location 5-2 at a depth of 22' bg. Toluene concentrations represents sample location 4-3 at a depth of 22' bg (Area 5 - See Figures 6 & 7). "After" TPHd concentration represents sample location 3-3 at a depth of 16' bg, collected approximately 10 feet south of the presumed former Bunker C UST location (Area 3 - See Figures 4 & 5).

[3]"Before" groundwater concentrations were detected in monitoring well MW-1A for the 6/21/91 groundwater sampling event (See Table 1).

[4]After" groundwater concentrations were detected in monitoring well MW-1A for the 4/5/96 groundwater sampling event (See Table 2).

[5]Apparent geogenic concentrations of the metals arsenic, cadmium, chromium, mercury, nickel and zinc were detected at maximum concentrations of 5.5 ppm, 2 ppm, 50 ppm, 0.08 ppm, 52 ppm, and 77 ppm, respectively. Lead was detected at a maximum concentration of 140 ppm.

[6]Maximum concentrations of the pesticides DDD, DDE, DDT, chlordane and dieldrin were detected in soils at 6.8 ppm, 0.54 ppm, 3.1 ppm, 0.64 ppm and 5.8 ppm, respectively. Additional pesticides detected in soils include lindane, endrin, heptachlor, methoxychlor, and endosulfan sulfate. No pesticides were detected in groundwater samples collected from wells MW-1A through MW-5A on 6/21/91, and from wells MW-1A, MW-4A, MW-7A and MW-81 on 3/26/96. Dieldrin was detected at a concentration of 0.17 ppb in the groundwater sample collected from MW-2A on 3/26/96.

Comments (Depth of Remediation, etc.):

The Parkside Commons Apartments were constructed in 1985 and 1986. For an estimated 35 to 45 years ending in 1985, a plant nursery was operated at the site. According to Alameda County Agricultural Commissioner's Office, the only pesticide definitely known to be used was Temik* (aldicarb). However, the inspector questioned (Gregory Gee) suggested that in its earlier years the nursery may have used organochlorine pesticides, including DDT, chlordane, lindane and heptachlor.

This site previously had four (4) septic tank systems and five (5) underground storage tanks (USTs) of which previous held gasoline, bunker fuel and waste oil (See Figure 2A).

This closure summary covers the investigations related to the petroleum hydrocarbon releases associated with the former gasoline, bunker oil and waste oil USTs. Health risks associated with soil pesticide residues were reviewed and evaluated by Dr. Ravi Arulanantham of this office. A copy of Dr. Arulanantham's letter is enclosed.

On 6/19/85 Blaine Tech Services removed one (1) 550-gallon and one (1) 4000-gallon gasoline USTs (See Figure 2B). Soil sample #1, collected at 14 feet bg near the fill end of the 4000-gallon UST, revealed 600 ppm-total volatile hydrocarbons as gasoline (TVHg). Soil sample #2, collected at 11 feet bg near the fill end of the 550-gallon UST, revealed 3100 ppm-TVHg. Analysis for BTEX was not performed.

On 10/18/85 Blaine Tech Services removed one (1) 150-gallon gasoline and one 10,000-gallon bunker oil underground storage tanks (USTs), and on 10/26/85 removed one 2840-gallon waste oil UST (See Figure 2C). A soil sample collected from the 150-gallon gasoline UST, at an approximate depth of 7' bgs, exhibited TPHg at a concentration of 20,000 ppm. Over-excavation to 12' bgs removed contaminated soil and a soil sample collected from 12' bgs did not contain TPHg. Again, analysis for BTEX was not performed. However, vapor analyses of soil collected at a depth of 12' bgs from the 150-gallon gasoline UST excavation showed PID readings of up to 1500 ppm on a volumetric basis.

One soil sample was collected at a depth of 13' bgs from the bunker oil tank excavation. This sample was found to contain non-detectable concentrations of bunker oil constituents. However, vapor analyses of soils collected at depths of between 12' and 13' bgs from the bunker oil excavation showed PID readings of up to 175 ppm on a volumetric basis.

Two (2) soil samples collected from the west end of the 2840-gallon waste oil tank excavation identified up to 2,500 ppm and 5,300 ppm of waste oil constituents, at depths of 13' and 20' bgs, respectively (See Figure 2D). One soil sample collected at a depth of 12' bgs from the east end of the excavation was analyzed and found to contain non-detectable concentrations of waste oil constituents.

See Section VII, Additional Comments, etc...

IV, CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
Does corrective action protect public health for current land use? **YES**
Site management requirements: **None**
Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **NO**
Number Decommissioned: **N/A** Number Retained: **eight (8), pending closure**
List enforcement actions taken: **None**
List enforcement actions rescinded: **N/A**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Dale Klettke** Title: **Hazardous Materials Specialist**

Signature: Dale Klettke Date: 8/30/96

Reviewed by

Name: **Eva Chu** Title: **Hazardous Materials Specialist**

Signature: Eva Chu Date: 8/20/96

Name: **Thomas Peacock** Title: **Supervising HazMat Specialist**

Signature: Thomas Peacock Date: 8-13-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Kevin Graves Date: 9/6/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

An exhaustive environmental investigation was conducted by Russell Resources, Inc. (RRI) during 1991 to evaluate the potential for residual contamination from the approximately 40 year operation of a plant nursery on this site. The RRI investigation consisted of the sampling and analysis of soil and groundwater samples for residual contamination from VOCs, pesticides, metals and petroleum hydrocarbons. A total of six (6) area were defined (Areas 1 through 6), with sampling locations being selected near the former underground tanks and septic systems. A property-wide grid of shallow soil sample locations for pesticide analyis was also selected. After collection and analysis of the initial soil samples (March 1991), additional locations were sampled in May and June 1991, to better define the extent of contamination in these areas.

Four (4) groundwater monitoring wells (MW-1A through MW-4A) were installed on June 18 and 19, 1991. A fifth groundwater monitoring well (MW-5A) was installed on July 22, 1991. Initial groundwater sampling analyses are summarized in Table 1.

Two additional groundwater monitoring wells (MW-6A and MW-7A) were installed at the site on October 6, 1992. Initial groundwater sampling of these two wells were found to contain non-detectable concentrations of TPHg, BTEX and lead at detection limits of <50 ppb, <0.5 ppb and <3 ppb, respectively.

One additional groundwater monitoring well (MW-8A) was installed at the site on February 1, 1993. Initial groundwater sampling of well MW-8A detected concentrations of TPHg, TPHd, benzene, toluene, ethyl benzene and total xylenes at concentrations of <50 ppb, 220 ppb, 1 ppb, <1 ppb, <1 ppb and <1 ppb, respectively.

Case closure is warranted for this site as a "Low-Risk Groundwater Case" for the following reasons.

a) The source has been sufficiently removed or has been remediated.

Laboratory analysis of soil samples collected from the former gasoline UST excavations indicate that the majority of soil containing elevated levels of TPHg were removed. However, TPHg, TPHd and BTEX were detected at maximum concentrations of 210, 700, 0.65, 0.84, 3.1 and 15 ppm, respectively, from soil samples collected from exploratory borings advanced during the Russell Resources 1991 investigation (Area 5).

b) The site has been adequately characterized.

Laboratory analysis of soil and groundwater samples collected during site investigations document that the previous release is small in extent and gasoline contamination appears to be limited to soils remaining in place in the vicinity of Area 5, as documented by soil samples 5-2, 5-6, 5-10, 4-4 and 4-3. In addition, waste oil and Bunker C contamination appears to be limited to soils remaining in place in the vicinity of Area 3, in close proximity to the Bunker C and waste oil USTs, as documented by samples 3-3, 3-4, and 3-7.

c) The dissolved hydrocarbon plume appears to be stable and is not migrating.

TPHg and BTEX have consistently been detected in groundwater samples collected from monitoring well MW-1A, located up gradient from the former gasoline USTs located in Area 5. However, since initial groundwater sampling events began in 1991, maximum concentrations of TPHg and BTEX detected in well MW-1A are 12.0, 0.150, 0.0042, 1.5 and 0.84 ppm, respectively. Groundwater samples collected from well MW-1A on 4/5/96 revealed TPHg and BTEX concentrations at 0.220, <0.0003, <0.0003, 0.0048 and <0.0003 mg/L, respectively.

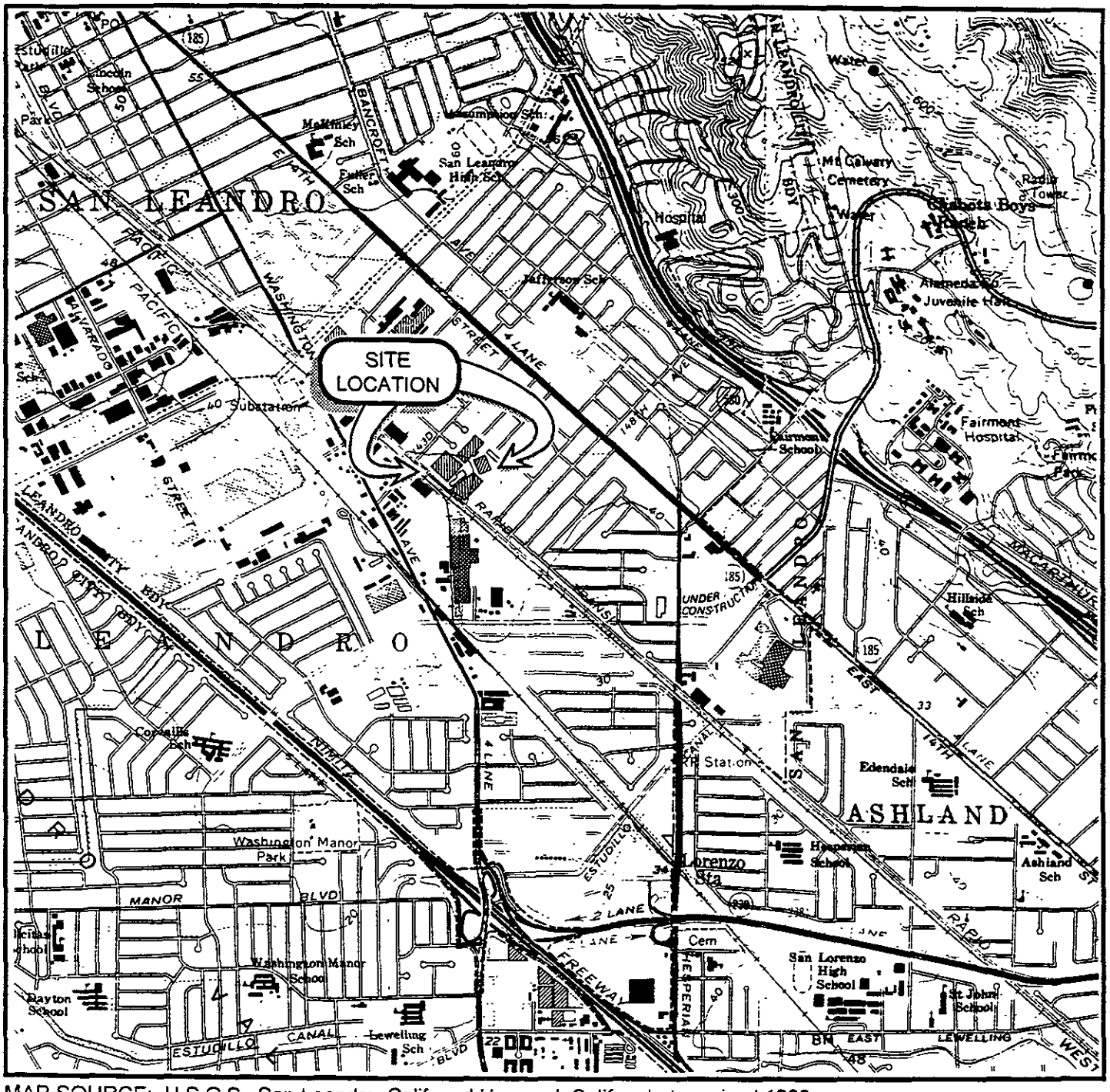
d) No water wells, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted.

The petroleum hydrocarbon groundwater contamination appears to be localized in the vicinity of the former gasoline UST excavations (Area 5). The concentrations historically detected in these areas should not impact the quality of groundwater down gradient of the site.

e) The site presents no significant risk to human health or the environment.

Benzene concentrations detected in soil samples collected from exploratory soil borings during the extensive 1991 site investigation, are in exceedance of the ASTM RBCA CA-modified Tier 1 RSBL value (0.160 ppm) for a 1E-04 (1 in 10,000 excess cancer risk) for soil-vapor intrusion from soil to buildings, for a residential receptor scenario. However, all current apartment buildings are built on concrete slabs with the majority of the surface area of the apartment complex being capped (paved parking). In addition, since September 1, 1994, benzene concentrations detected in groundwater samples collected from the five on-site monitoring wells have been at or below the primary drinking water MCLs for benzene of 1 ug/L.

FIGURE 1
SITE LOCATION
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO,CA



MAP SOURCE: U.S.G.S., San Leandro, Calif. and Hayward, Calif. , photo revised 1980

McLaren Hart sm
ENVIRONMENTAL ENGINEERING CORPORATION

PRK694Q/01 REV 07-06-94

FIGURE 1

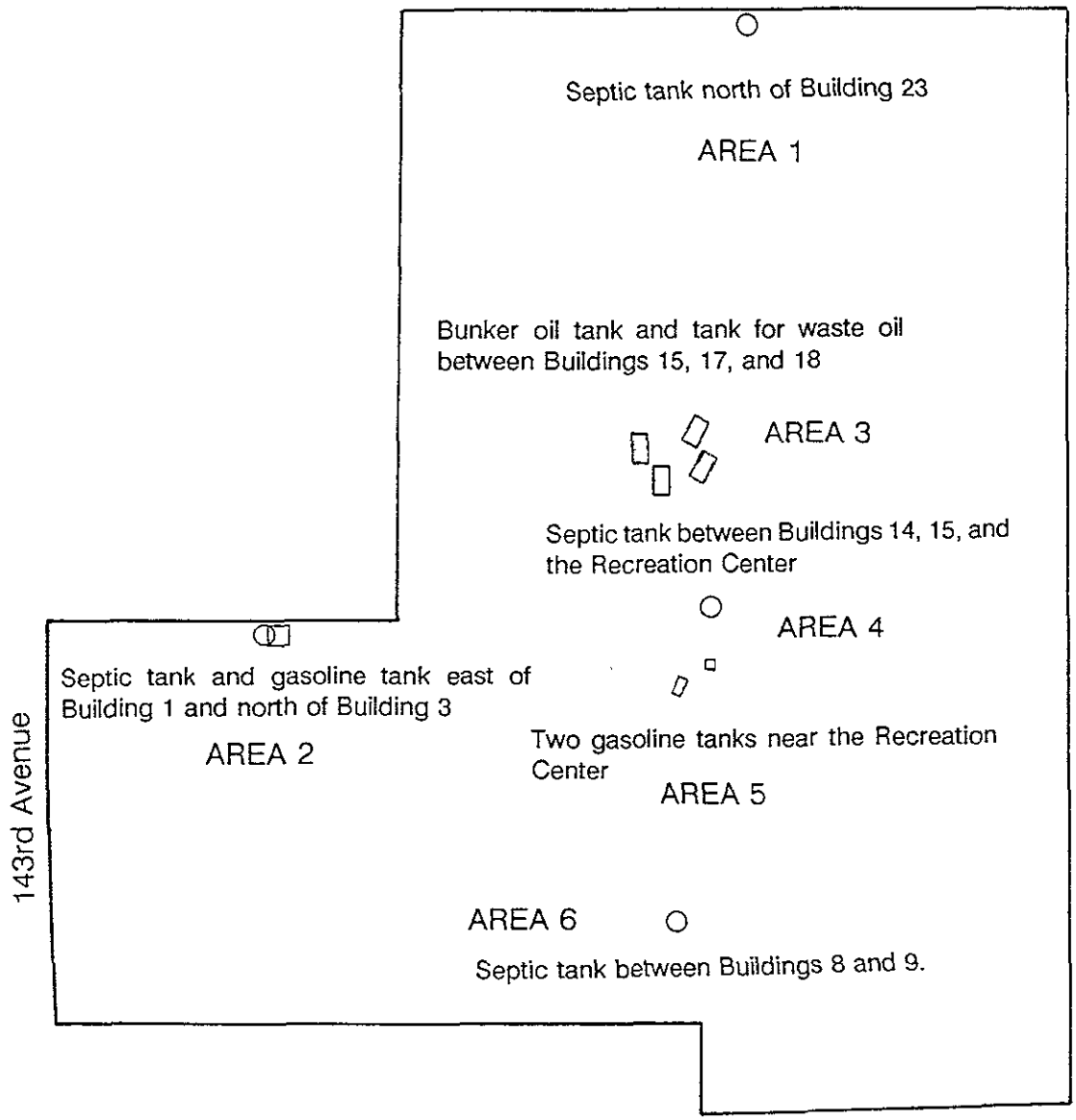


Figure **Site Areas**

2A

550 GALLON &
4,000 GALLON
GASOLINE

#1 @ 14' below grade; near fill pipe (F).
IT Stoner Laboratories
lab no. 29515 600 FINAL PPM

#2 @ 11' below grade; near the fill pipe (F).
lab no. 29516 3,100 FINAL PPM

SCALE: 1/10" = 6"

Map ref: Thomas Bros.
Alameda Co.
p. 27 D1

Richard C. Blaine

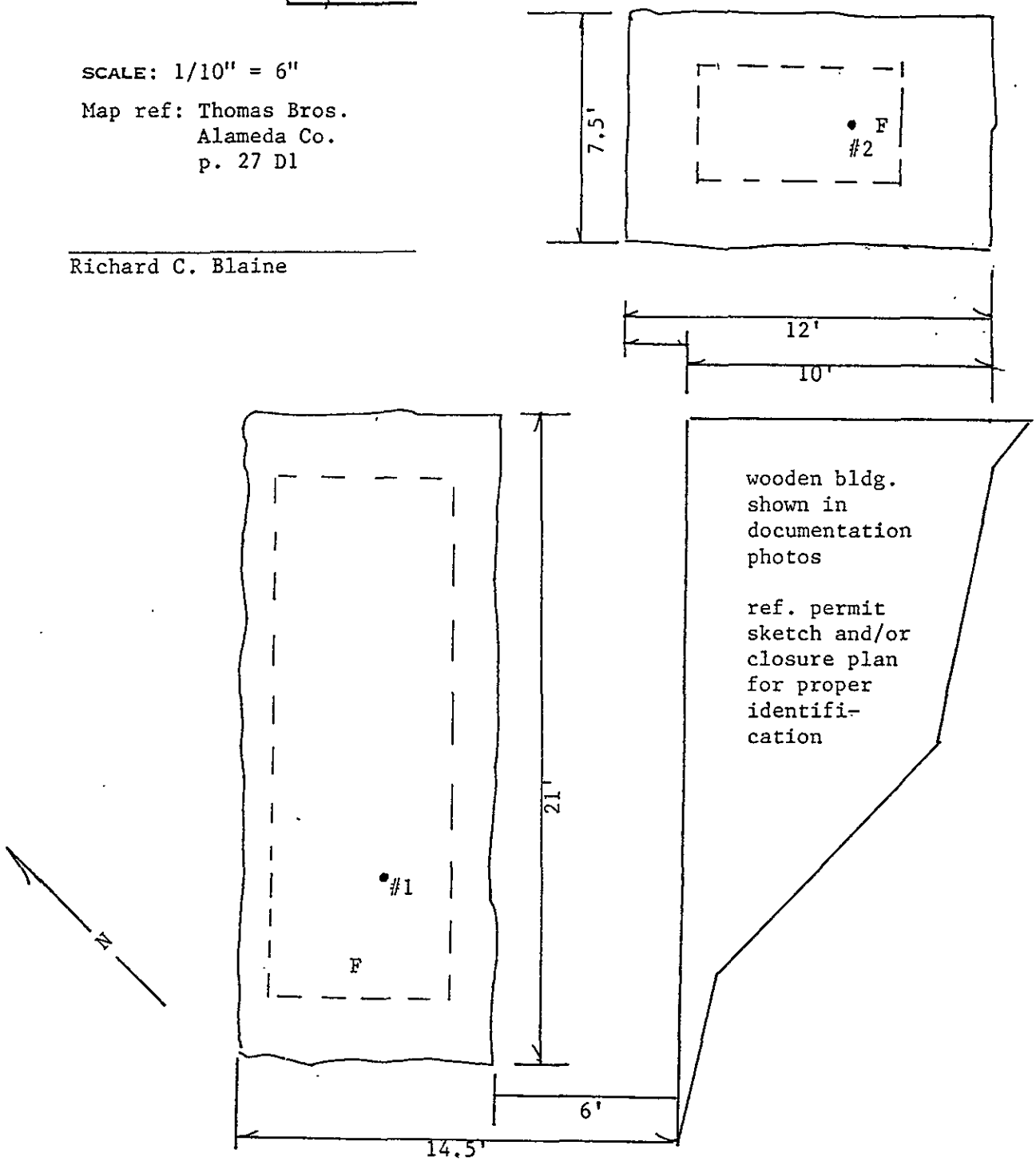


FIGURE 2B

BLAINE
TECH SERVICES

SAMPLING REPORT 85291A 10/18/85 SBD AT 906 143RD STREET, SAN LEANDRO, CA

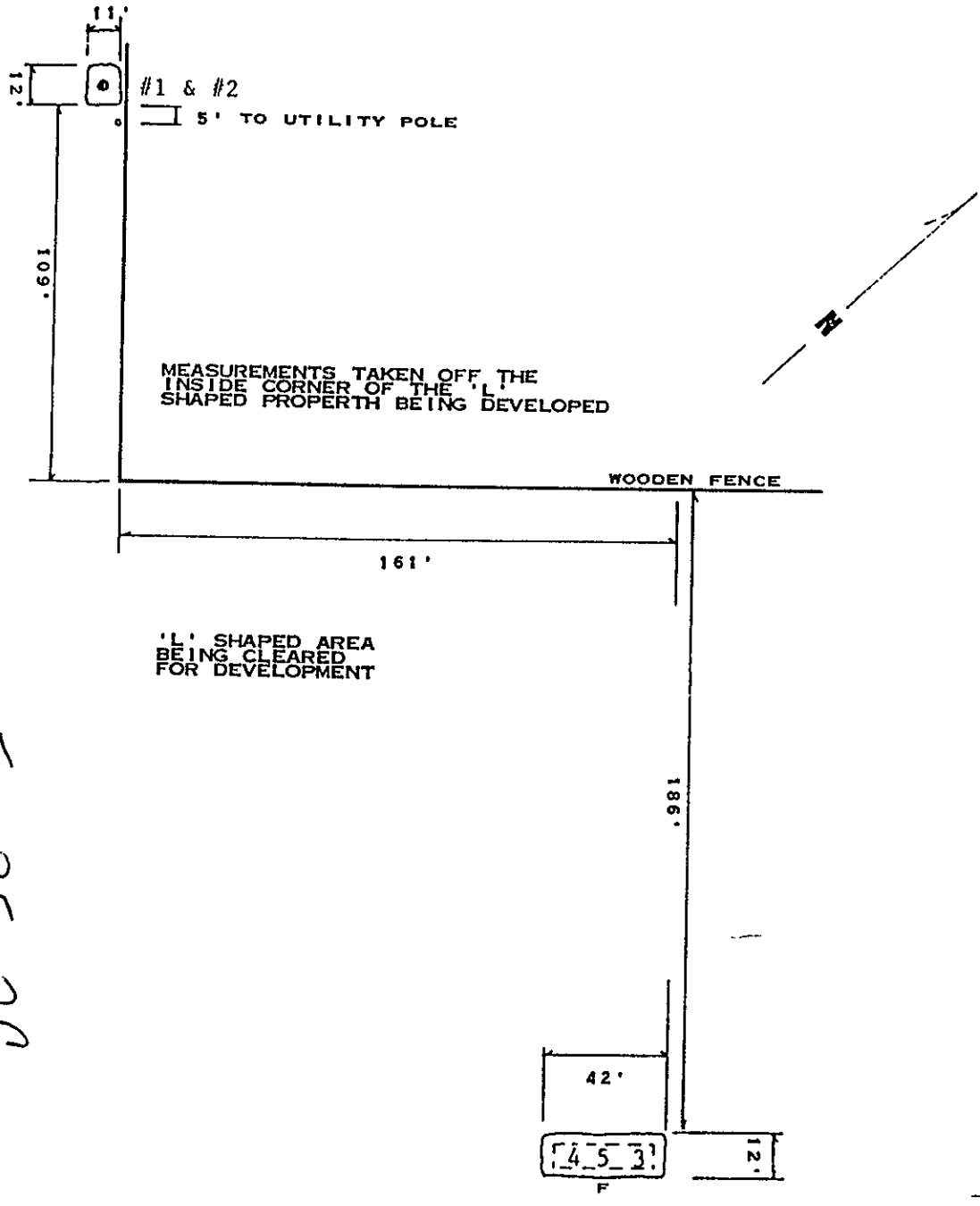


FIGURE 2C

MAP REF: THOMAS BROS. ALAMEDA COUNTY P. 27 D-1

150 GALLON GAS TANK

#1 INTERFACE SAMPLE SOIL FROM 7' 100% LEL/+10,000 PPM-VAPOR ANALYSIS FOR VOLATILE HYDROCARBONS DUE TO GASOLINE AT ENVIRONMENTAL RESEARCH GROUP, INC. ERG LAB NO. 6547-1 20,000 PPM

#2 SOIL FROM 12' (DEPTH OF ADDITIONAL EXCAVATION) 1,500 PPM-VAPOR ANALYSIS FOR GASOLINE ERG LAB NO. 6547-2 NONE DETECTED

10,000 BUNKER OIL TANK

#3 INTERFACE SOIL FROM 12' 40 PPM-V ANALYSIS FOR BUNKER OIL PLACED ON 'HOLD' AT LAB

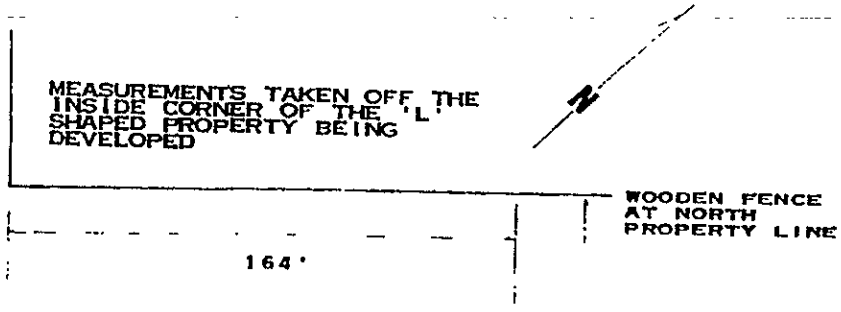
#4 INTERFACE SOIL FROM 13' 175 PPM-V ANALYSIS FOR BUNKER OIL PLACED ON 'HOLD' AT LAB

#5 INTERFACE SOIL FROM 13' 150 PPM-V ANALYSIS FOR BUNKER OIL ERG LAB NO. 6542-1 NONE DETECTED

NOTE: THOUGH THE SOIL APPEARED CLEAN AT THE INTERFACE DEPTH SOIL ABOVE AND BESIDE THE TANK WAS NOTICEABLY STAINED. THE CONTRACTOR PLANNED FURTHER EXCAVATION TO REMOVE ALL THIS SOIL.

RICHARD C. BLAINE

SAMPLING REPORT 85299A 10/26/85 SBD AT 906 143RD STREET, SAN LEANDRO, CA



OLD PLATE AND RIVET 2,840 GALLON OIL TANK
KEEL AT 10' BELOW GRADE
FILL PIPE (F) AT THE WEST END
SOIL CONTAMINATION SPREADING FROM THE FILL PIPE DOWN TO FIRST WATER AT 20'. ALL OBVIOUSLY CONTAMINATED SOIL WAS REMOVED

ALL SAMPLES ANALYZED FOR WASTE OIL

#1 INTERFACE SOIL SAMPLE AT 12'
65 PPM-VAPOR
ERG LAB NO. 6595-1
NONE DETECTED

#2 INTERFACE SOIL FROM 13' AT FILL PIPE END OF TANK
400 PPM-VAPOR
ERG LAB NO. 6595-2
2,500 PPM

#3 SOIL FROM 20' AT THE LEVEL OF FIRST WATER, FOLLOWING EXCAVATION OF CONTAMINATED SOIL
180 PPM-VAPOR
ERG LAB NO. 6595-3
5,300 PPM

MAP REF: THOMAS BROS.
ALAMEDA COUNTY
P. 27 D-1

NOTE: ADDITIONAL WORK COMPLETED SINCE 10/18/85 TANK REMOVAL. PIT HAD BEEN ENLARGED BY THE REMOVAL OF OIL SATURATED SOIL FROM THE SIDE WALLS.

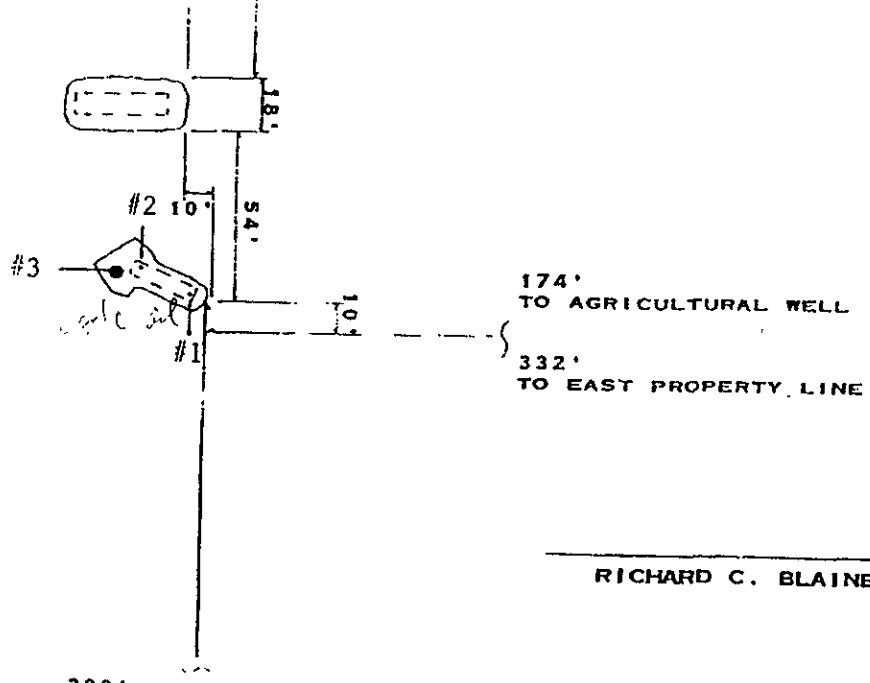


FIGURE 2

RICHARD C. BLAINE

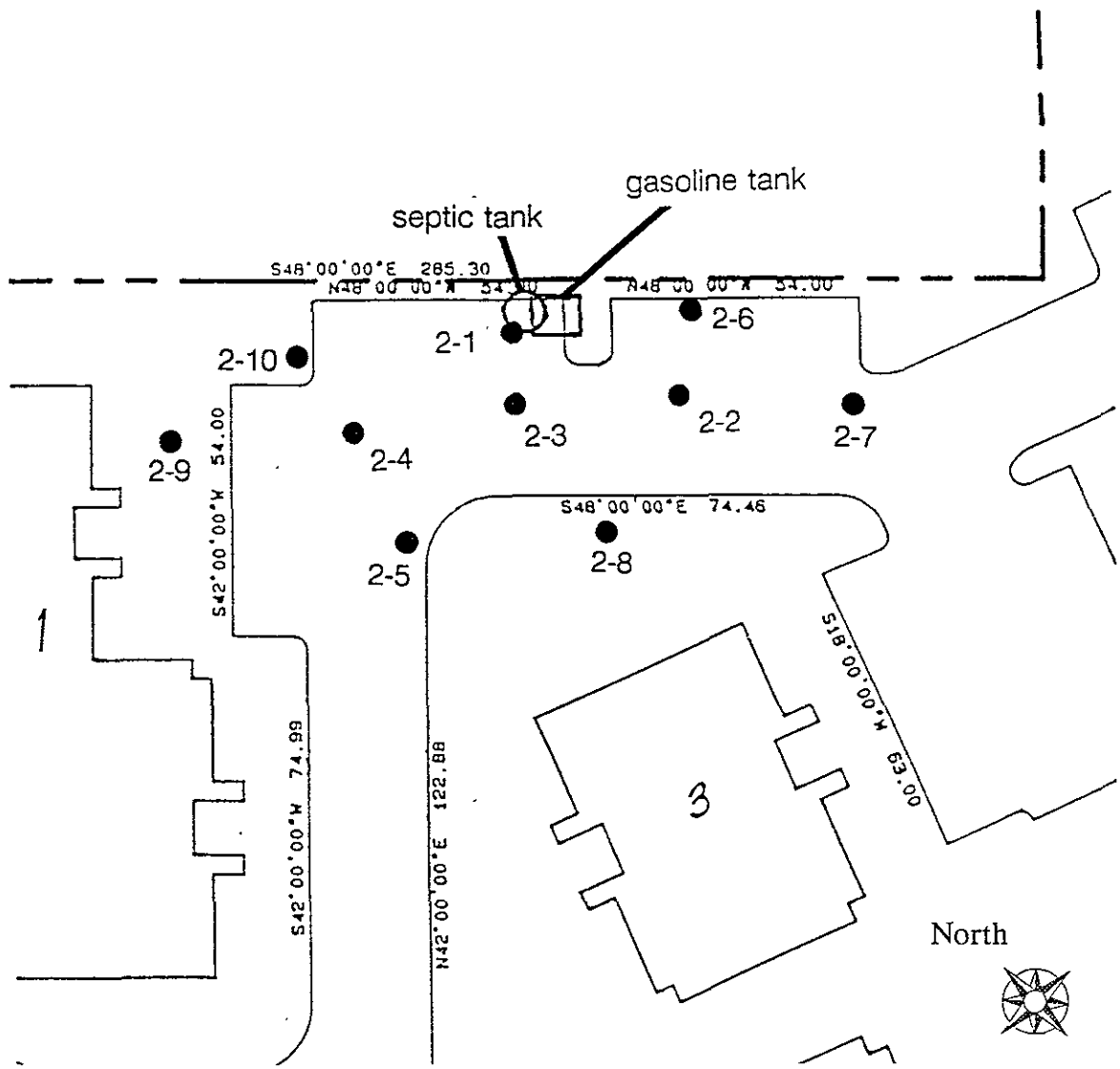


Figure 3 **Area 2 -- West Septic Tank and Gasoline Tank -- Sample Locations**

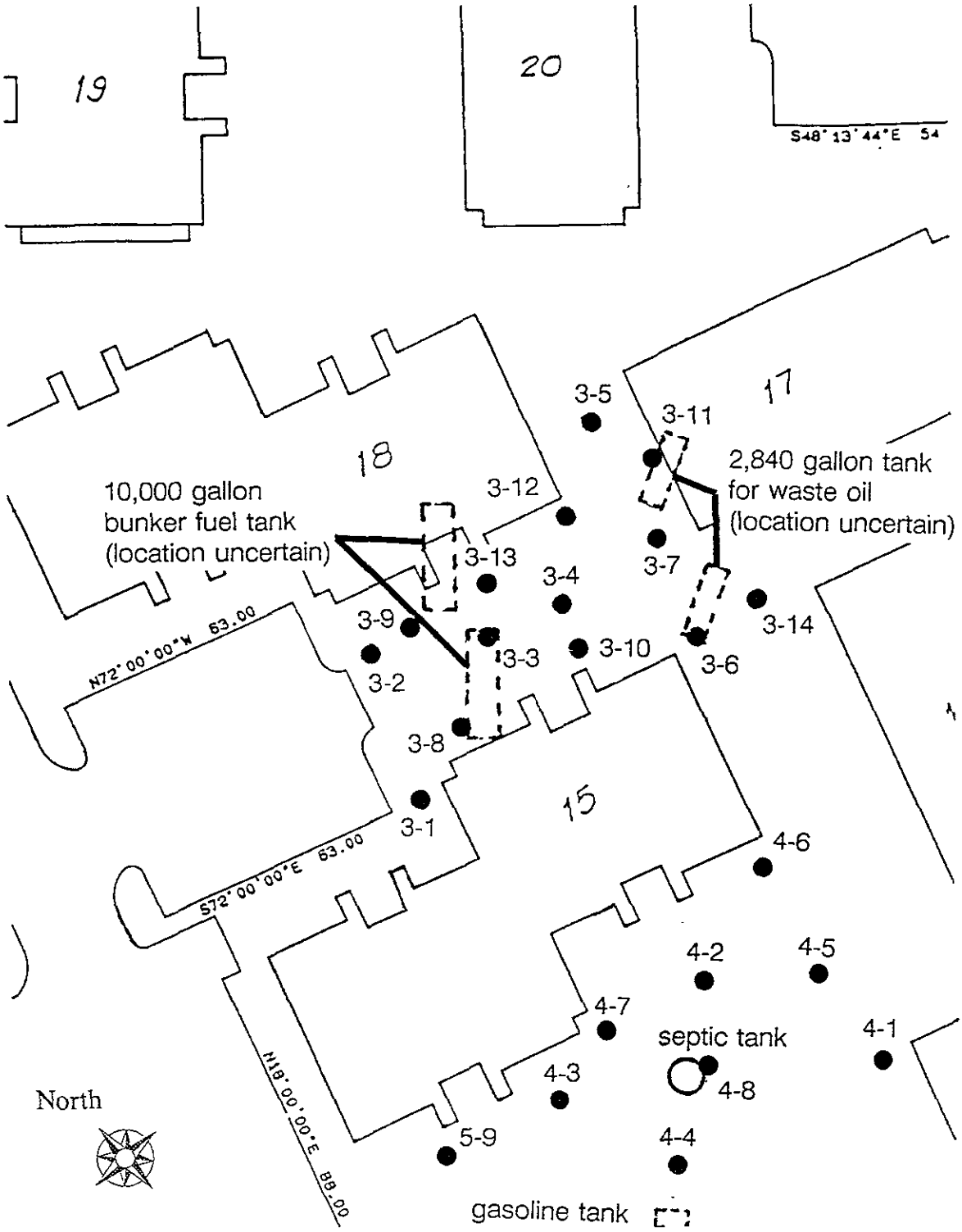


Figure 4 **Area 3 -- Bunker Tank and Tank for Waste Oil -- Sample Locations**

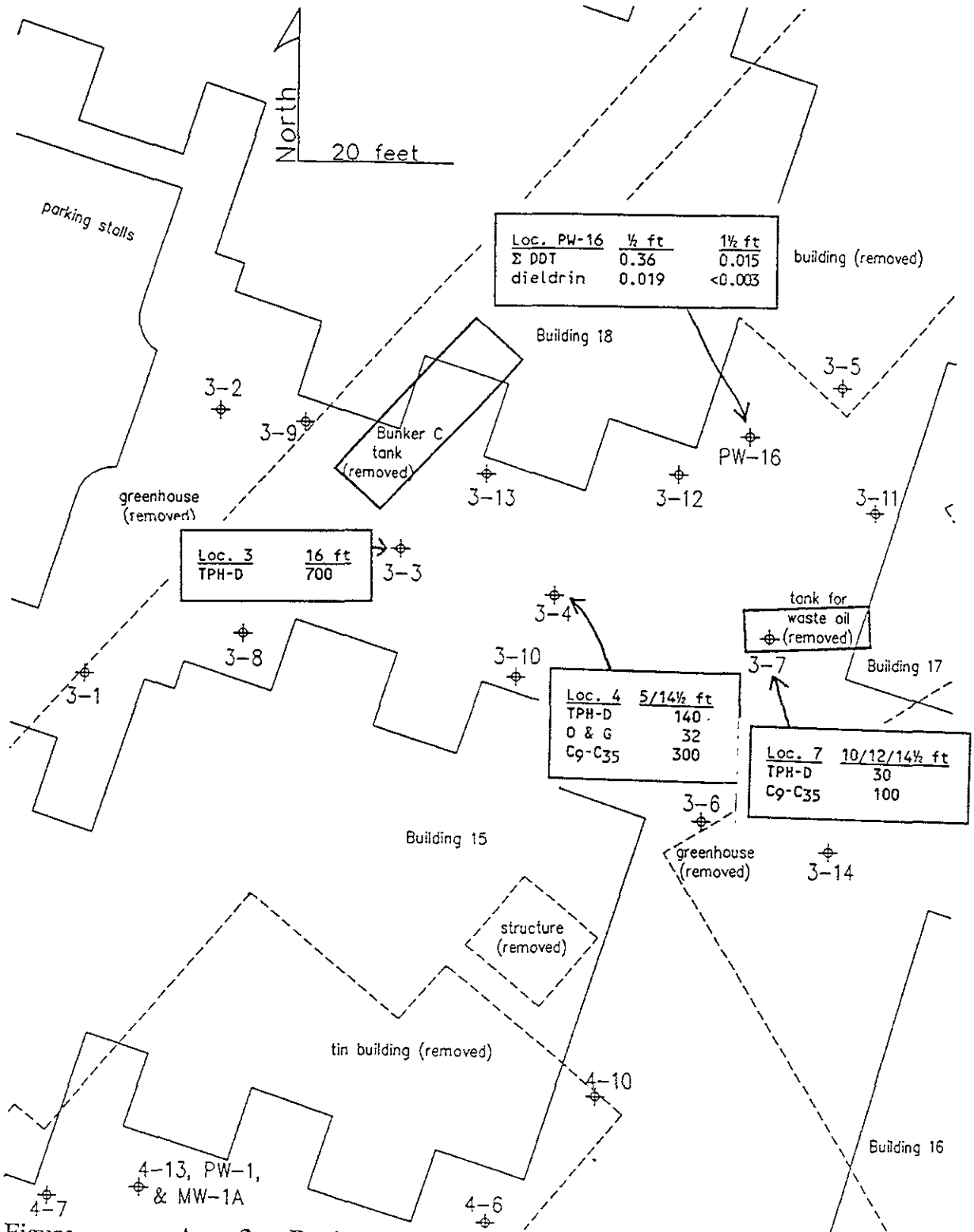


Figure 5 **Area 3 -- Bunker Oil Tank and Tank for Waste Oil -- Positive Analytical Results from Soil Samples**

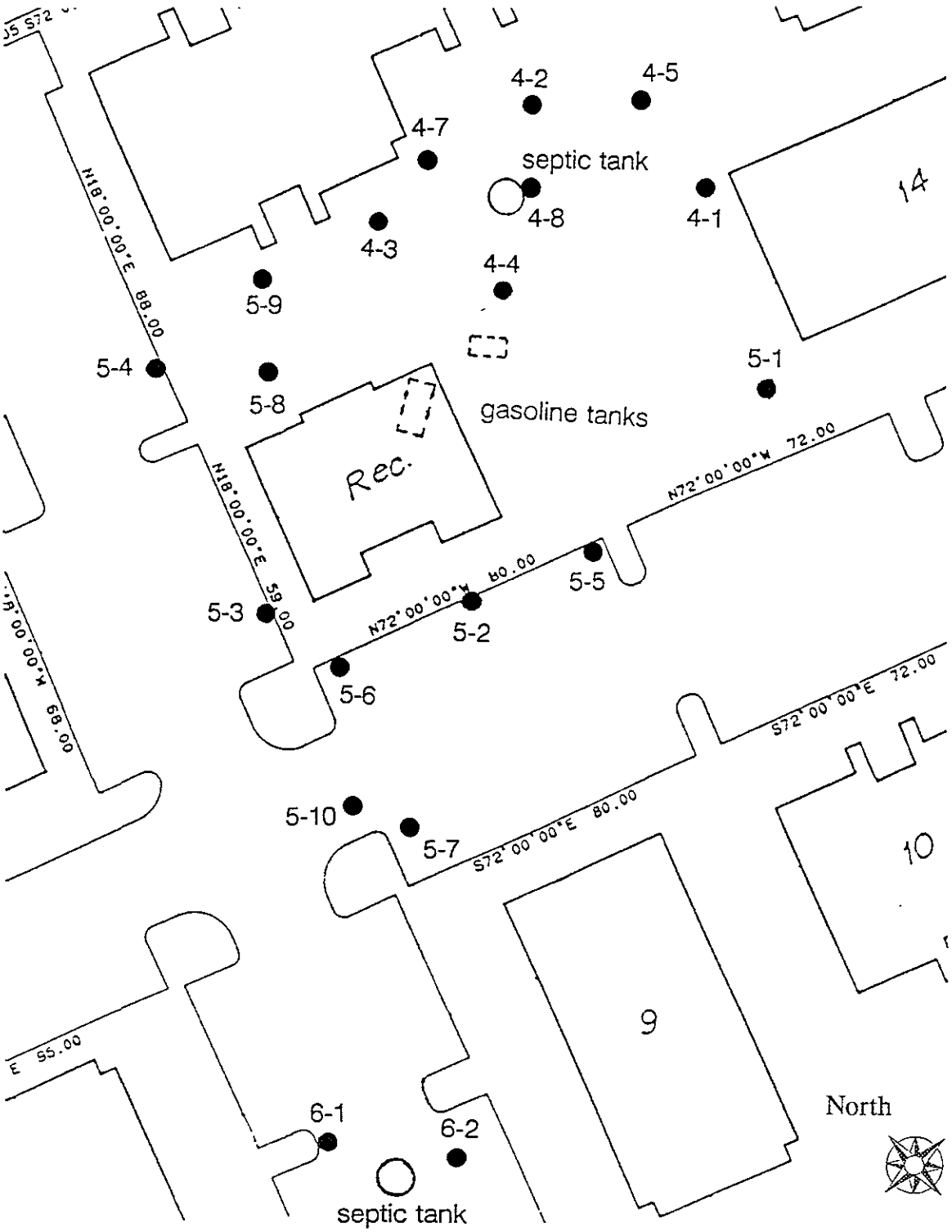


Figure 6 **Area 5 -- Gasoline Tanks near Pool -- Sample Locations**

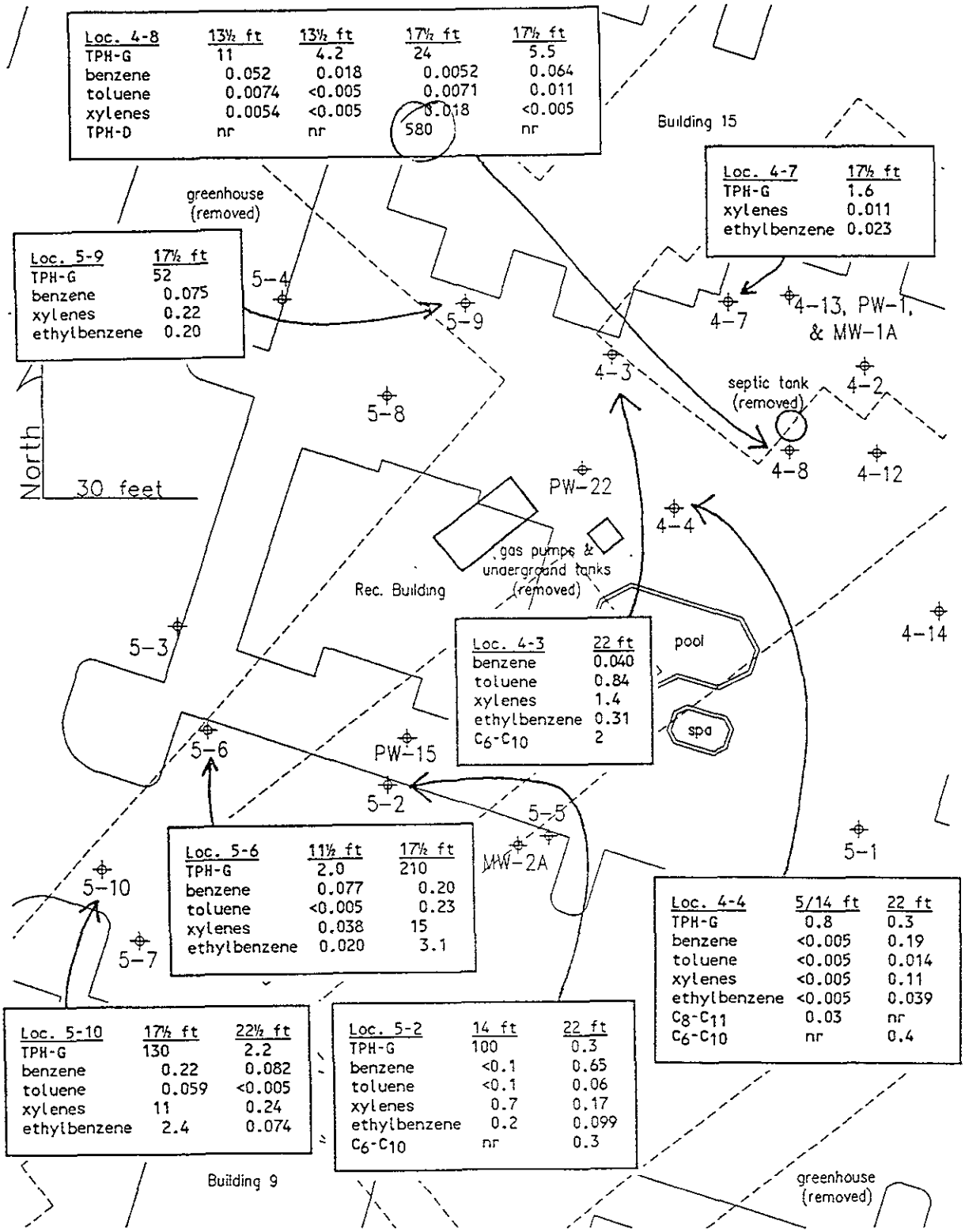


Figure 7 **Area 5 -- Gasoline Tanks Near Pool -- Positive Analytical Results for Fuel-Related Compounds from Soil Samples (IN PPM)**

Table 1 Groundwater Non-Pesticide Organic Compounds (ppb)[a]

	benzene	ethylbenzene	toluene	xylenes	gasoline	diesel
MW-1A -- Area 4						
21 June 91[b]	3.33	300	4.17	99.7	1,700	< 320
MW-2A -- Area 5						
21 June 91	< 0.5	< 0.5	0.787	< 1	< 100	< 320
MW-3A -- Area 6						
21 June 91	< 0.5	< 0.5	< 0.5	< 1	< 100	< 340
21 June 91	< 0.5	< 0.5	< 0.5	< 1	< 100	< 320
MW-4A						
21 June 91	< 0.5	< 0.5	< 0.5	< 1	< 100	< 330
MW-5A						
26 July 91	< 0.5	< 0.5	< 0.5	< 1	< 100	< 300

INITIAL GW SAMPLING RESULTS

a. Benzene, toluene, xylenes, and ethylbenzene, ("BTX&E") were analyzed by EPA Method 602. Total volatile hydrocarbons ("gasoline") were analyzed by modified EPA Method 8015 with an EPA Method 5030 extraction. Total extractable hydrocarbon ("diesel") analyses were by modified EPA Method 8015 with an EPA Method 3520 extraction.

b. The BTX&E analysis for this sample showed high surrogate recovery, indicating possible matrix interferences.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS (ppm)

WELL I.D.	DATE	BENZENE	E-BENZENE	TOLUENE	XYLENES	TPH-G	TPH-D	LEAD
MW-1A	6/21/91	0.00333	0.300	0.00417	0.0997	1.700	<0.320	NA
	5/4/92	<0.0125	0.612	<0.0125	0.0147	<0.100	NA	<0.050
	5/4/92	<0.0125	0.627	<0.0125	0.0221	<0.100	NA	<0.050
	10/13/92	0.150	1.500	<0.050	0.840	12.000	NA	<0.003
	11/9/92	0.080	1.200	0.003	0.440	7.2	NA	NA
	11/9/92	0.080	1.200	0.003	0.400	6.7	NA	NA
	2/8/93	0.011	0.200	<0.0005	0.031	2.400	NA	NA
	2/8/93	0.011	0.210	<0.0005	0.033	2.500	NA	NA
	5/18/93	0.021	0.430	0.001	0.110	2.6	0.2	NA
	5/18/93	0.021	0.450	0.001	0.110	2.8	0.2	NA
	3/3/94[a]	<0.003	0.110	<0.003	0.016	0.810	<0.50	NA
	6/7/94[a]	0.0034	0.240	<0.0003	<0.0003	1.500	<0.50	NA
	9/1/94[a]	0.00094	0.028	<0.0003	0.0015	0.150	<0.05	NA
	12/13/94[a]	<0.003	0.150	<0.003	0.011	0.720	<0.05	NA
	10/20/95[a]	<0.003	0.030	<0.003	<0.003	0.940	NA	NA
	4/5/96	<0.0003	0.0048	<0.0003	<0.0003	0.220	NA	NA
MW-2A	6/21/91	<0.0005	<0.0005	0.000787	<0.001	<0.100	<0.320	NA
	5/4/92	<0.0005	<0.0005	<0.0005	<0.0005	<0.100	NA	<0.050
	10/13/92	0.0013	<0.0005	<0.0005	<0.0005	0.110	NA	<0.003
	11/9/92	<0.0003	<0.0003	<0.0003	<0.001	0.08	NA	NA
	2/8/93	<0.0005	<0.0005	<0.0005	<0.0005	0.076	NA	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	0.07	0.09	NA
	3/3/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	9/1/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA
	12/13/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA
MW-3A	6/21/91	<0.0005	<0.0005	<0.0005	<0.001	<0.001	<0.340	NA
	6/21/91	<0.0005	<0.0005	<0.0005	<0.001	<0.001	<0.320	NA
	5/4/92	<0.0005	<0.0005	<0.0005	<0.0005	<0.001	NA	<0.050
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	12/13/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA
MW-4A	6/21/91	<0.0005	<0.0005	<0.0005	<0.001	<0.100	<0.330	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	12/12/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA
MW-5A	7/26/91	<0.0005	<0.0005	<0.0005	<0.001	<0.001	<0.300	NA
	11/9/92	<0.0003	<0.0003	<0.0003	<0.001	<0.05	NA	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	12/13/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA

TABLE 2
GROUNDWATER ANALYTICAL RESULTS (ppm)

WELL I.D.	DATE	BENZENE	E-BENZENE	TOLUENE	XYLENES	TPH-G	TPH-D	LEAD
MW-6A	10/13/92	<0.0005	<0.0005	<0.0005	<0.0005	0.050	NA	<0.003
	2/8/93	NA	NA	NA	NA	NA	0.090	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
	3/3/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	9/1/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	12/13/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA
MW-7A	10/13/92	<0.0005	<0.0005	<0.0005	<0.0005	<0.050	NA	<0.003
	10/13/92	<0.0005	<0.0005	<0.0005	<0.0005	<0.050	NA	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
MW-8A	2/8/93	0.001	<0.001	<0.001	<0.001	<0.050	0.220	NA
	5/18/93	<0.0005	<0.0005	<0.0005	<0.002	<0.05	<0.05	NA
	3/3/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	6/6/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	9/1/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.50	NA
	12/12/94[a]	<0.0003	<0.0003	<0.0003	<0.0003	<0.05	<0.05	NA

ppm - parts per million
NA - Not Analyzed.
a - Groundwater samples collected by McLaren/Hart.

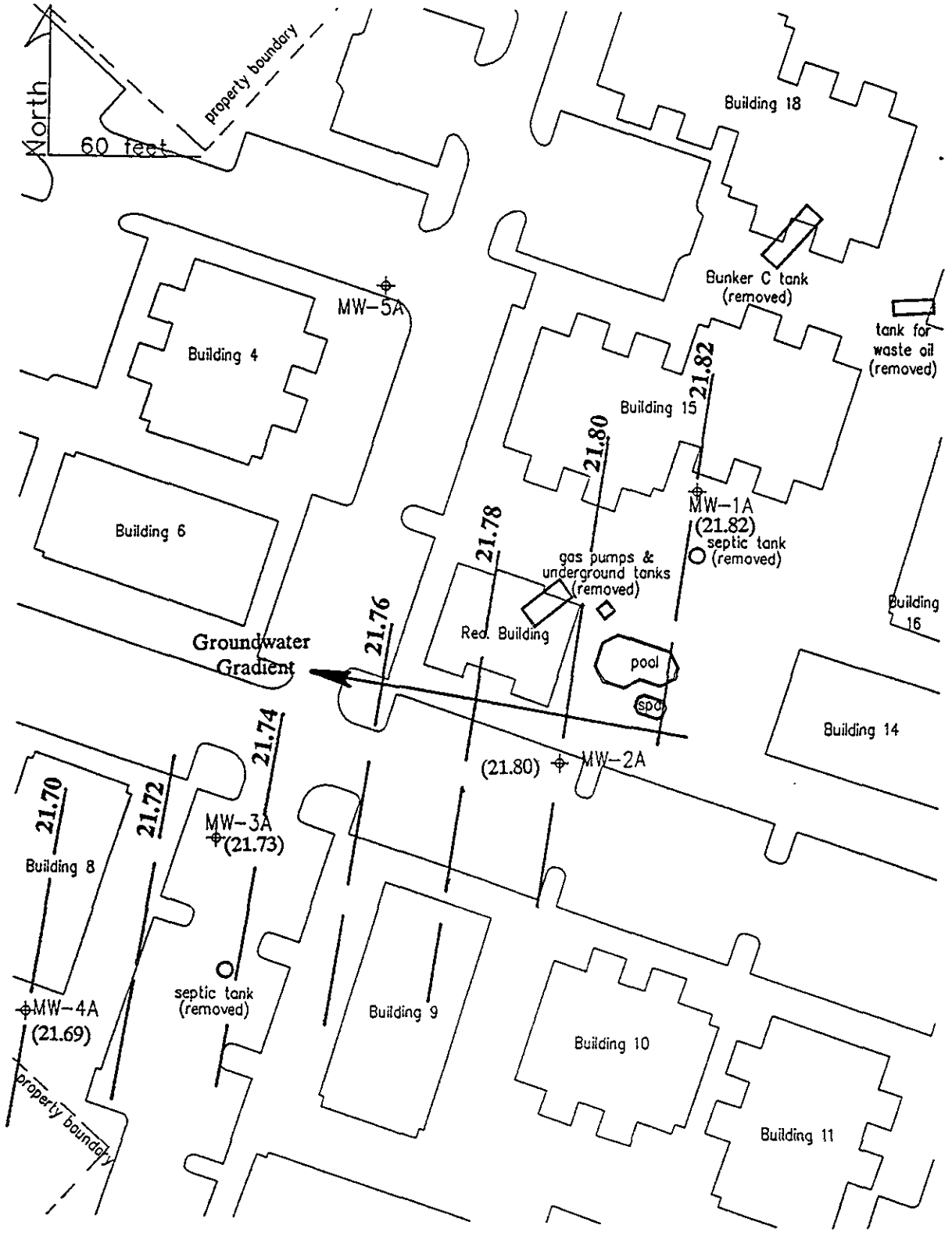


Figure 14. **Water Table Elevation Contours -- July 11, 1991**

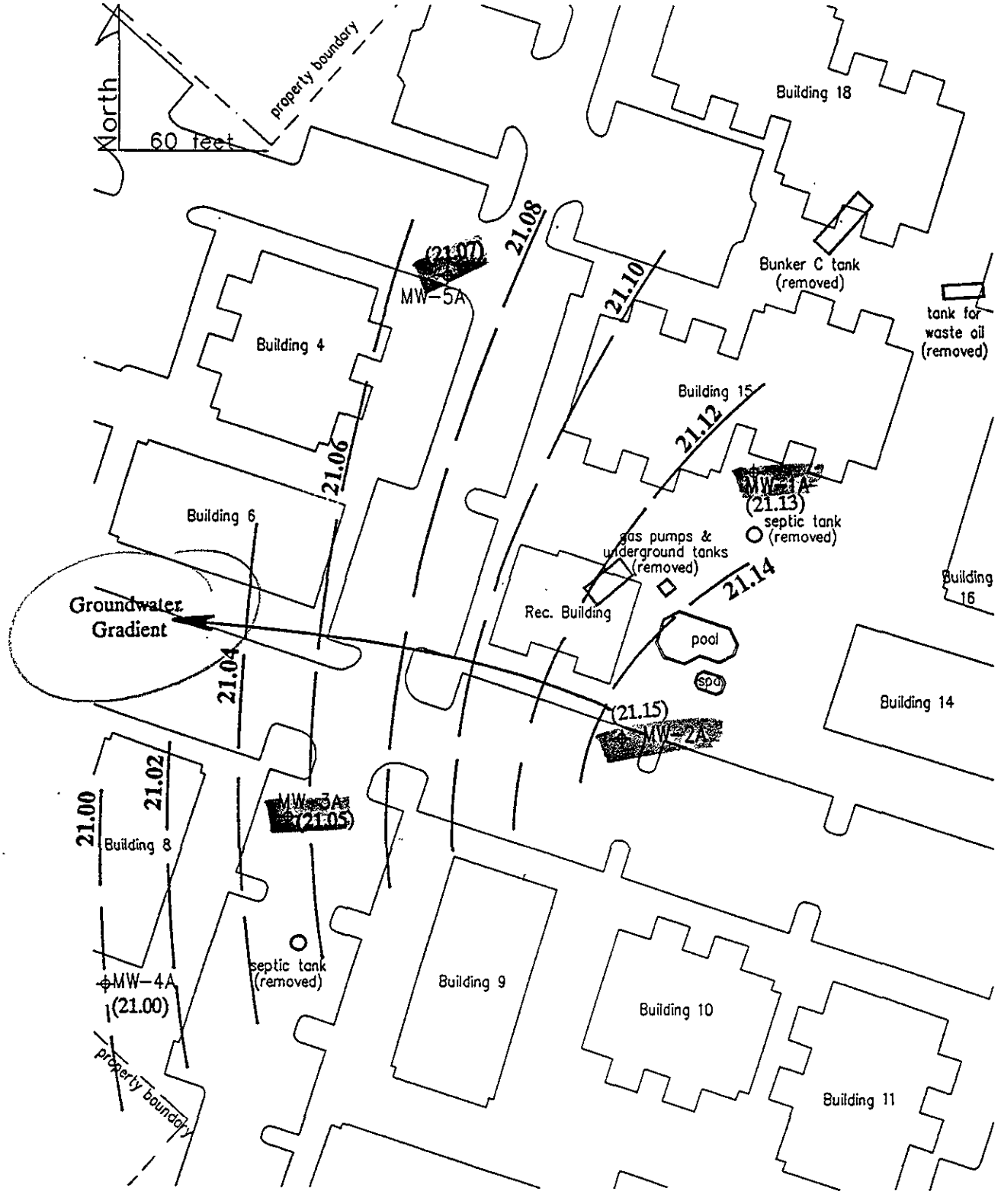


Figure 15. **Water Table Elevation Contours -- August 19, 1991**

Parkside Commons Apartments
San Leandro, California
Additional Groundwater Monitoring Wells

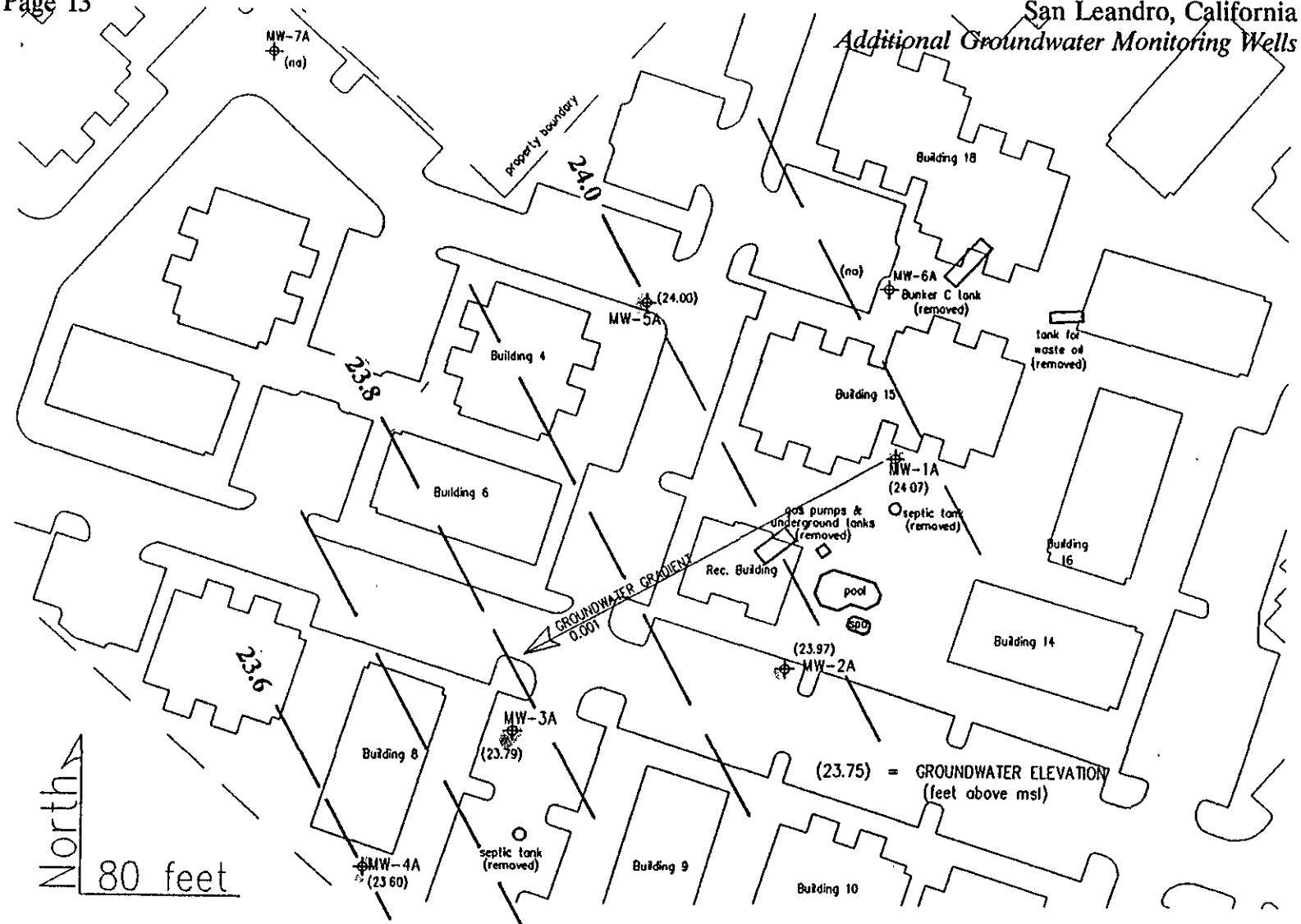


Figure 3. **Groundwater Gradient -- April 10, 1992**

Parkside Commons Apartments
San Leandro, California
Additional Groundwater Monitoring Wells

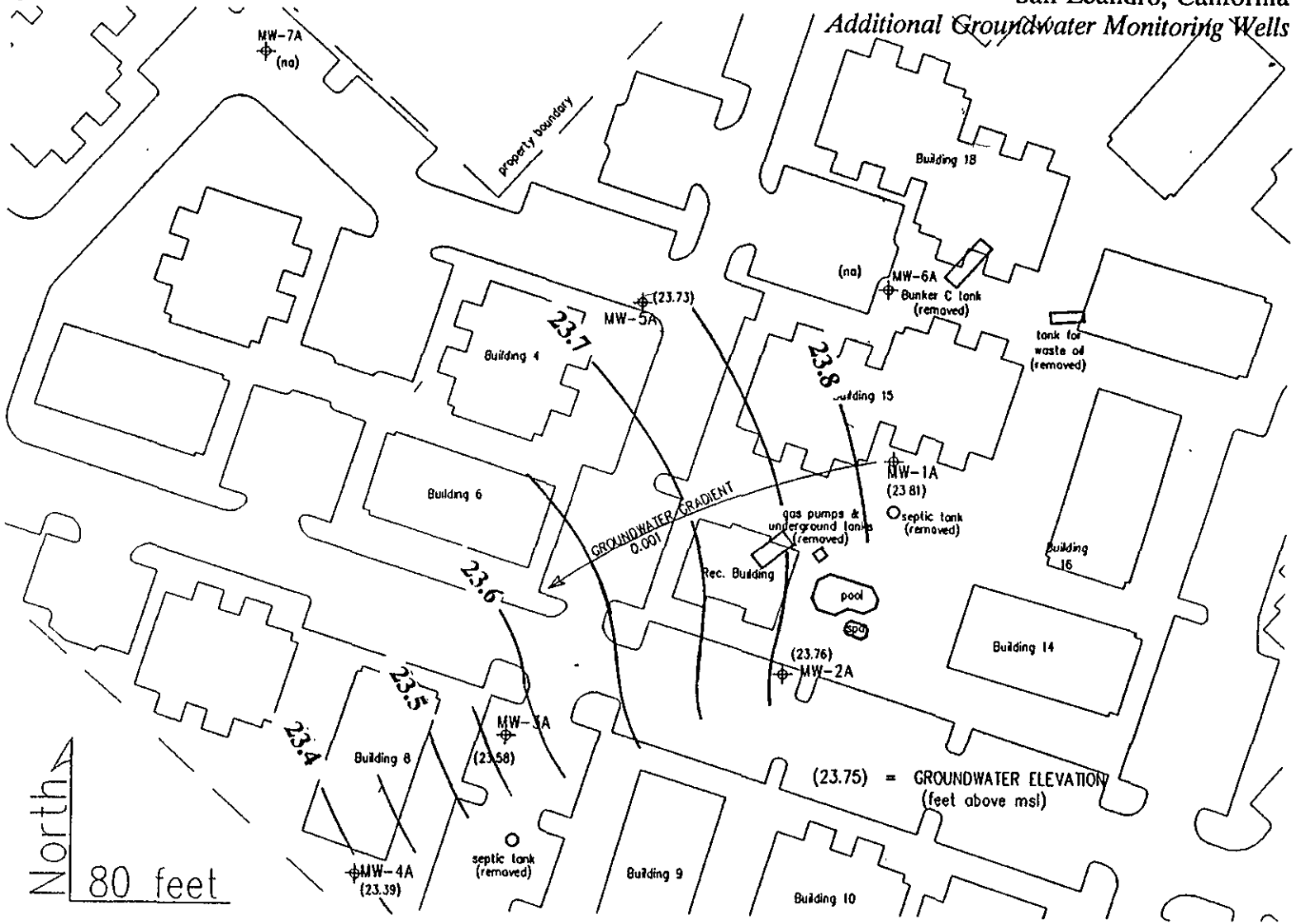


Figure 4. **Groundwater Gradient -- May 4, 1992**

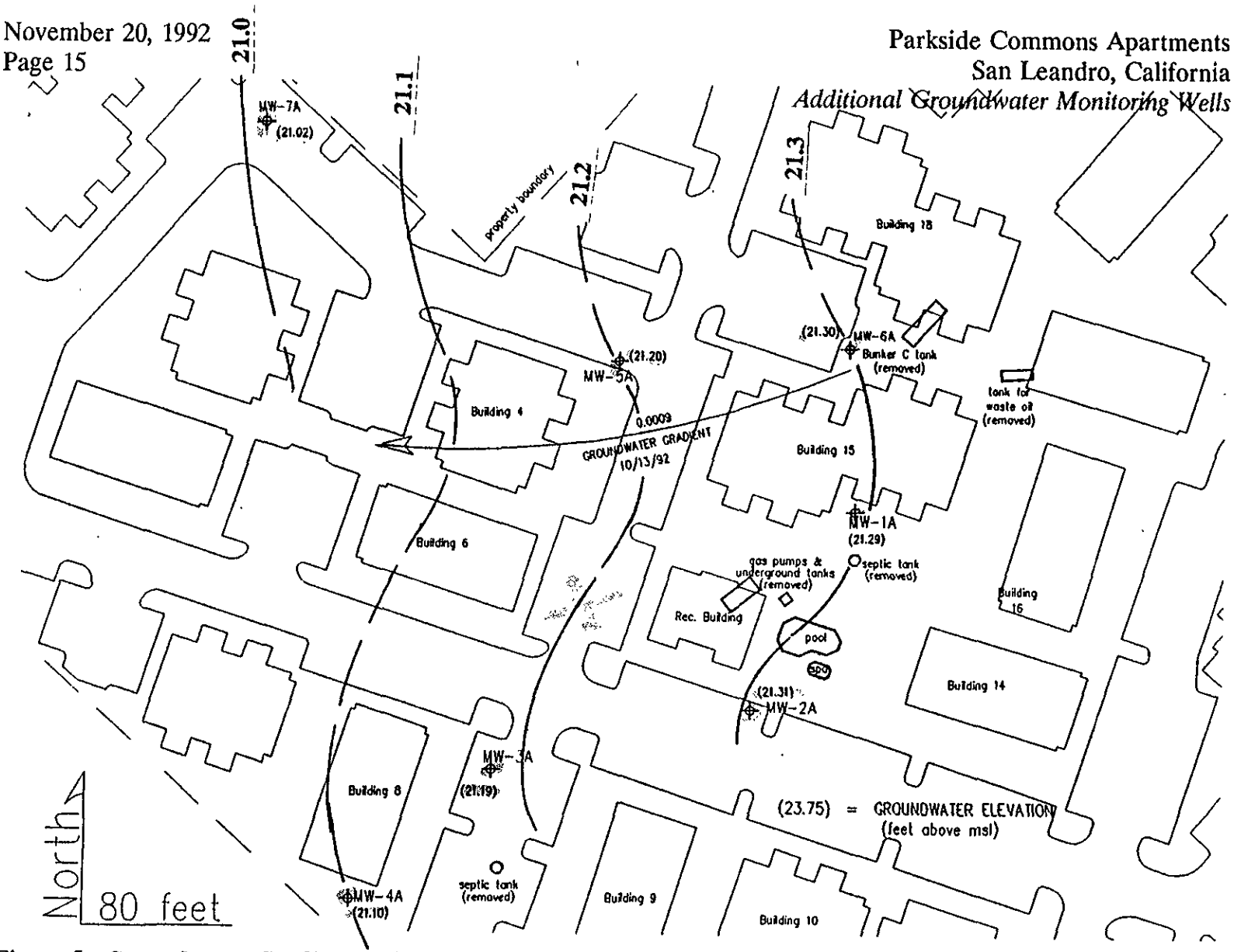


Figure 5. **Groundwater Gradient -- October 13, 1992**

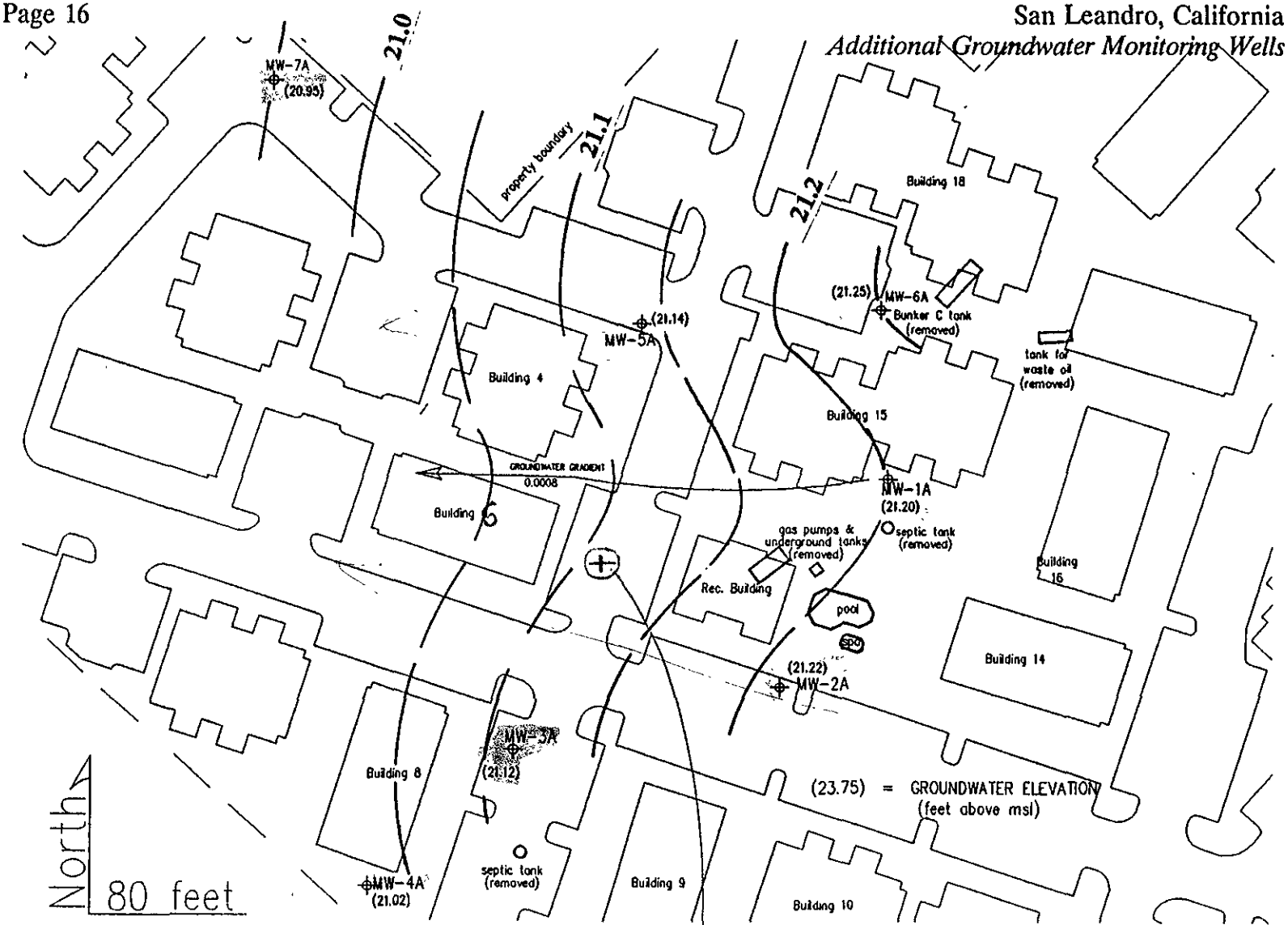


Figure 6. **Groundwater Gradient -- November 9, 1992**

POSSIBLE FUTURE MW LOCATION MW-8A

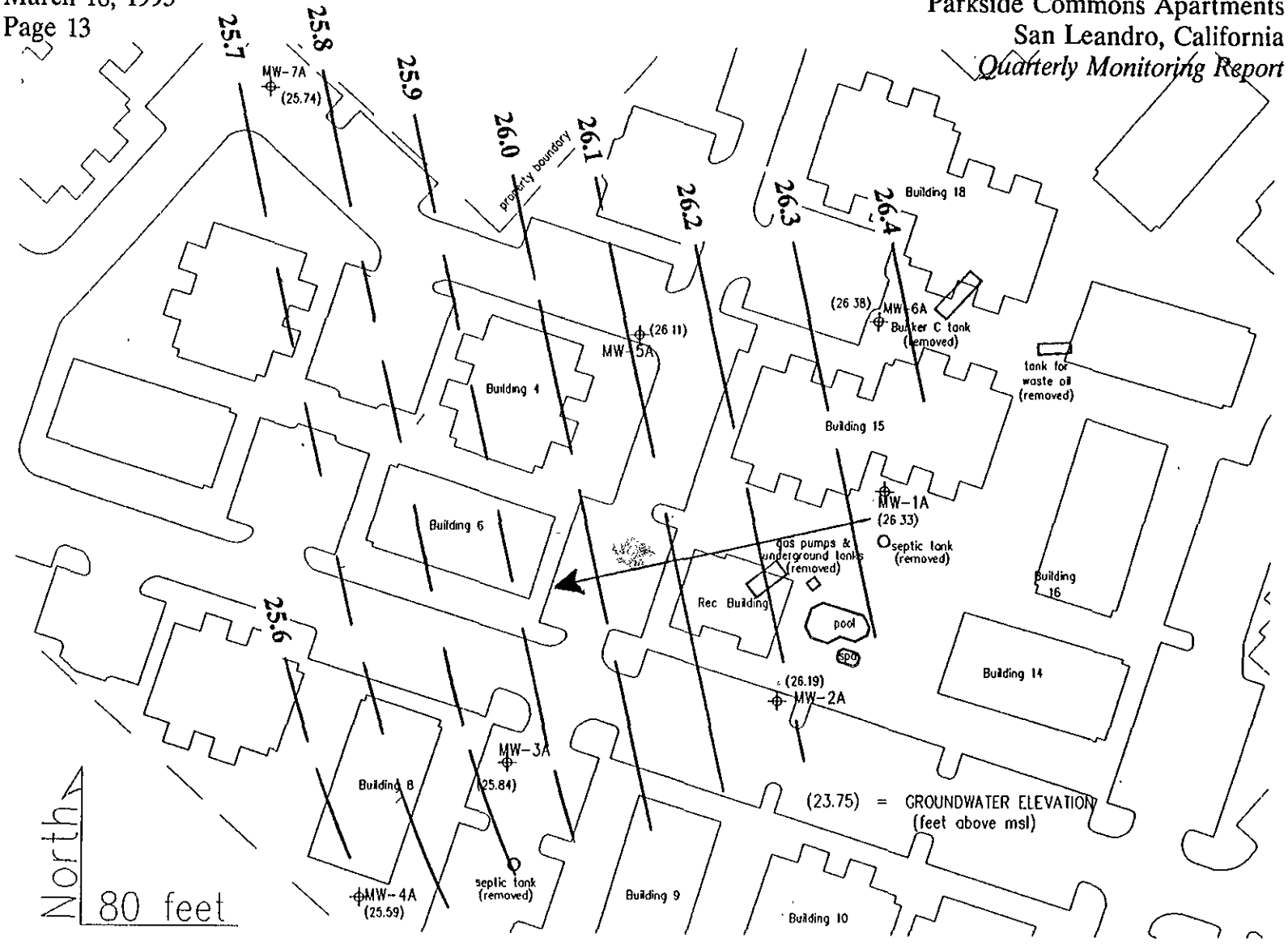


Figure 3. **Groundwater Piezometric Surface Contours -- January 29, 1993**

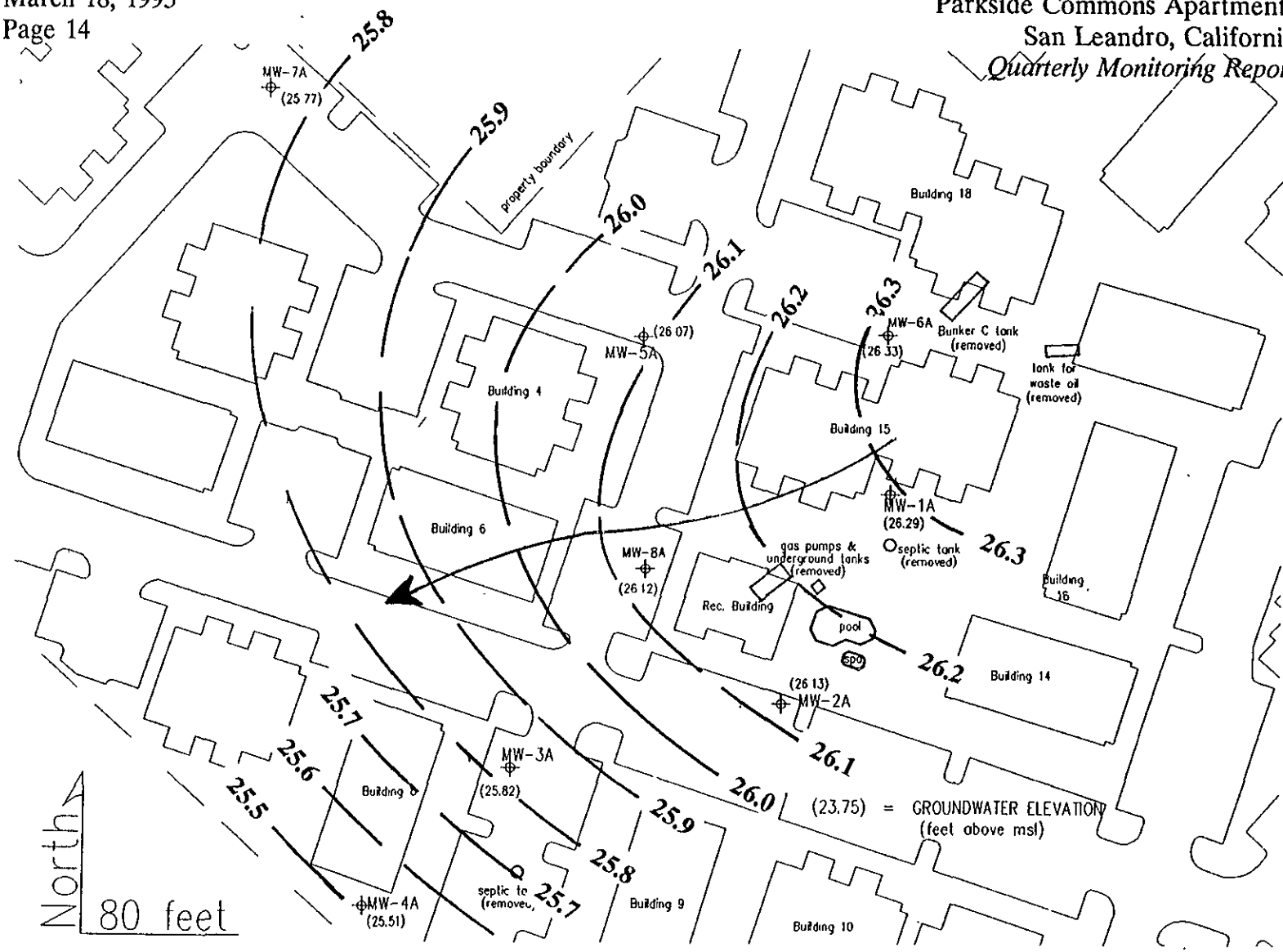


Figure 4. **Groundwater Piezometric Surface Contours -- February 8, 1993**

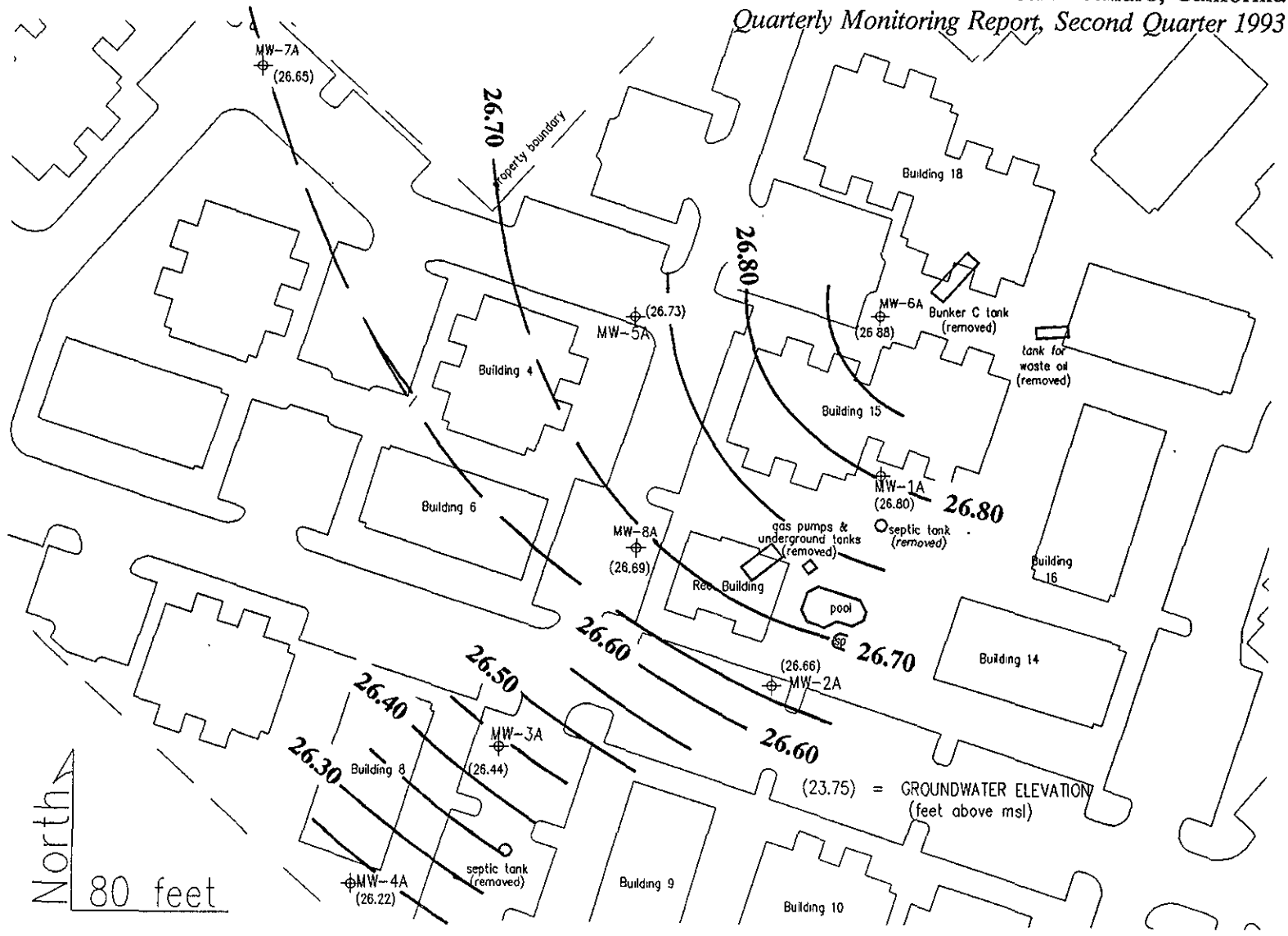


Figure 3. **Groundwater Piezometric Surface Contours -- April 30,1993**

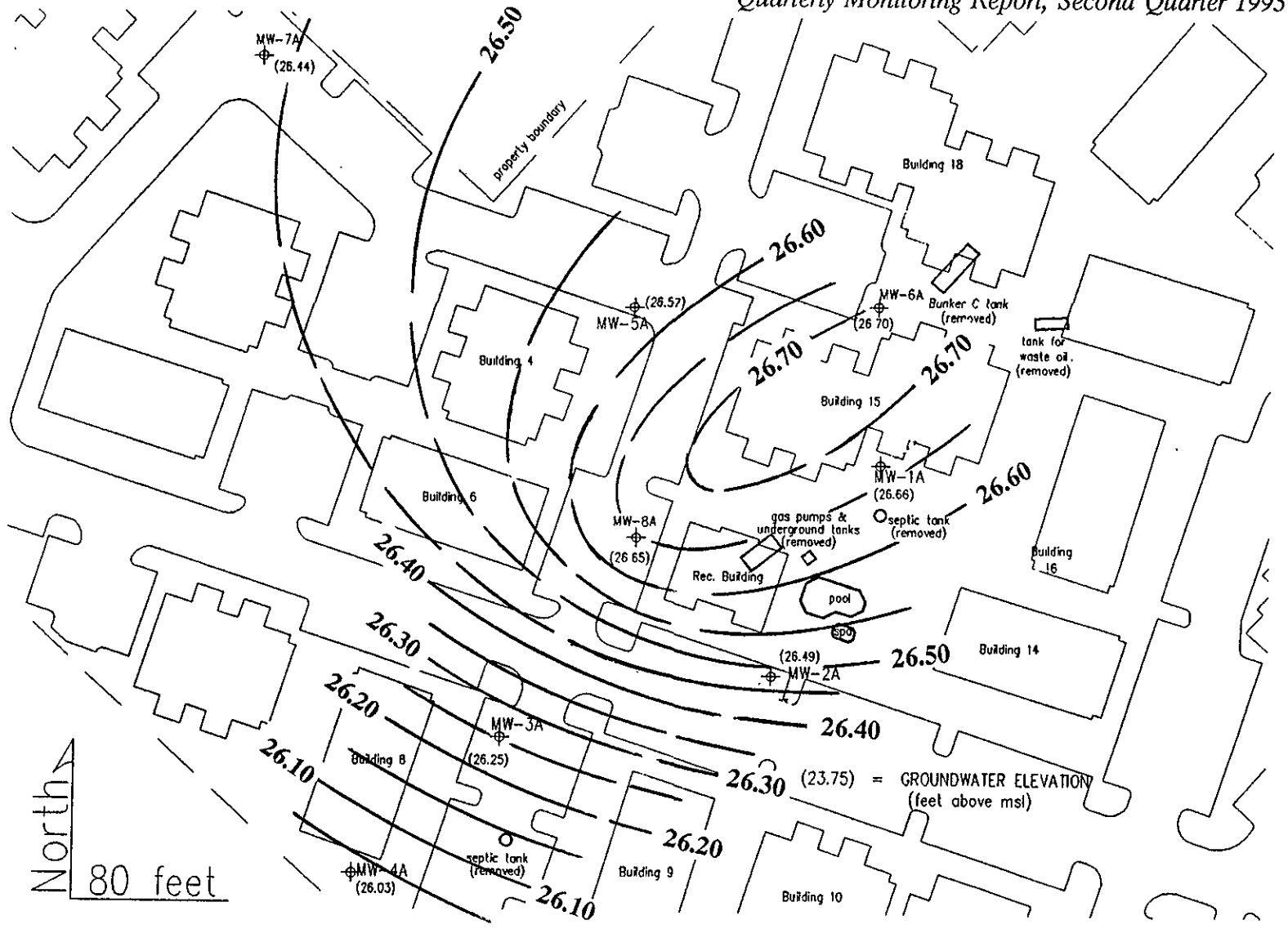


Figure 4. **Groundwater Piezometric Surface Contours -- May 18, 1993**

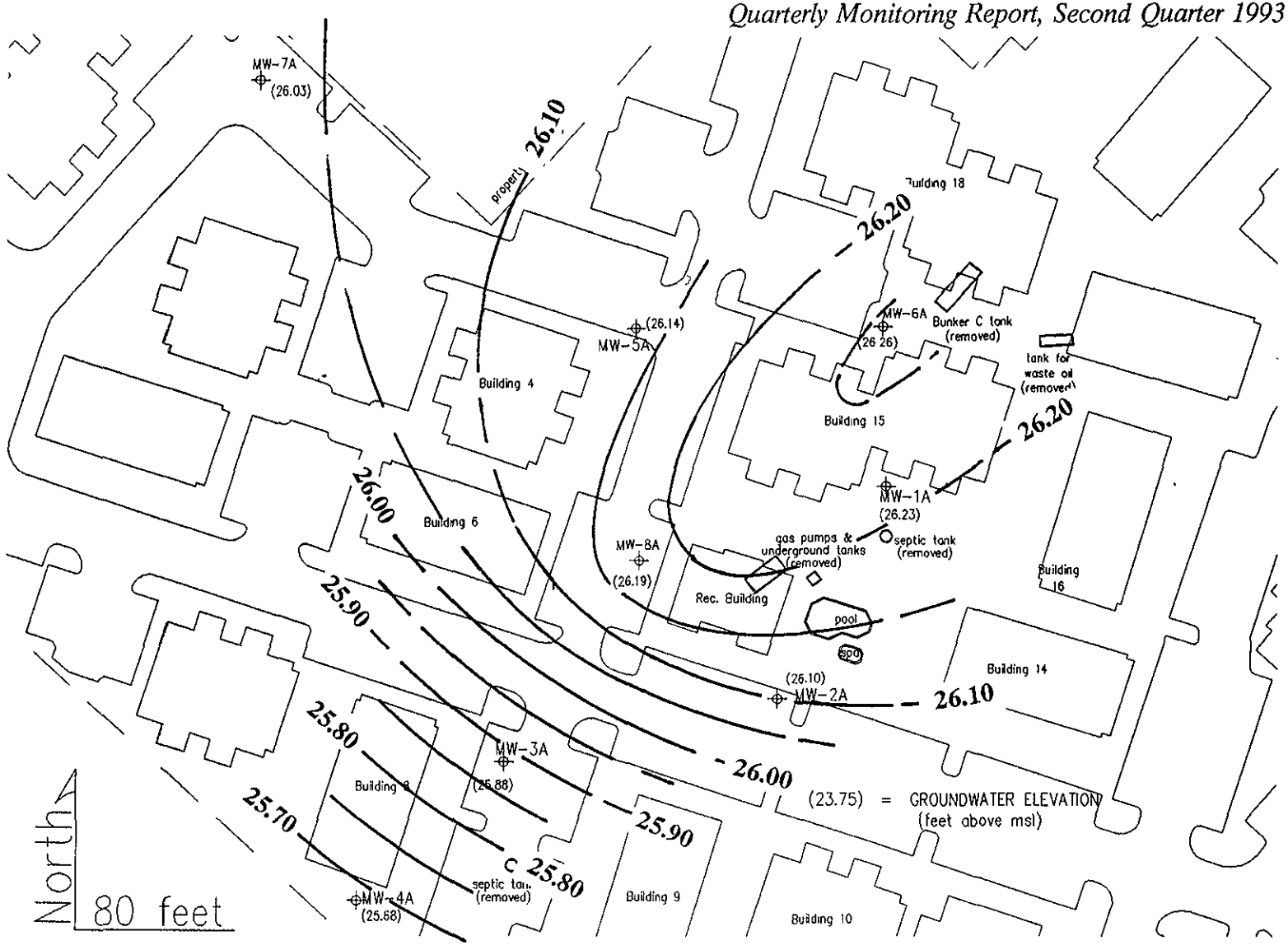
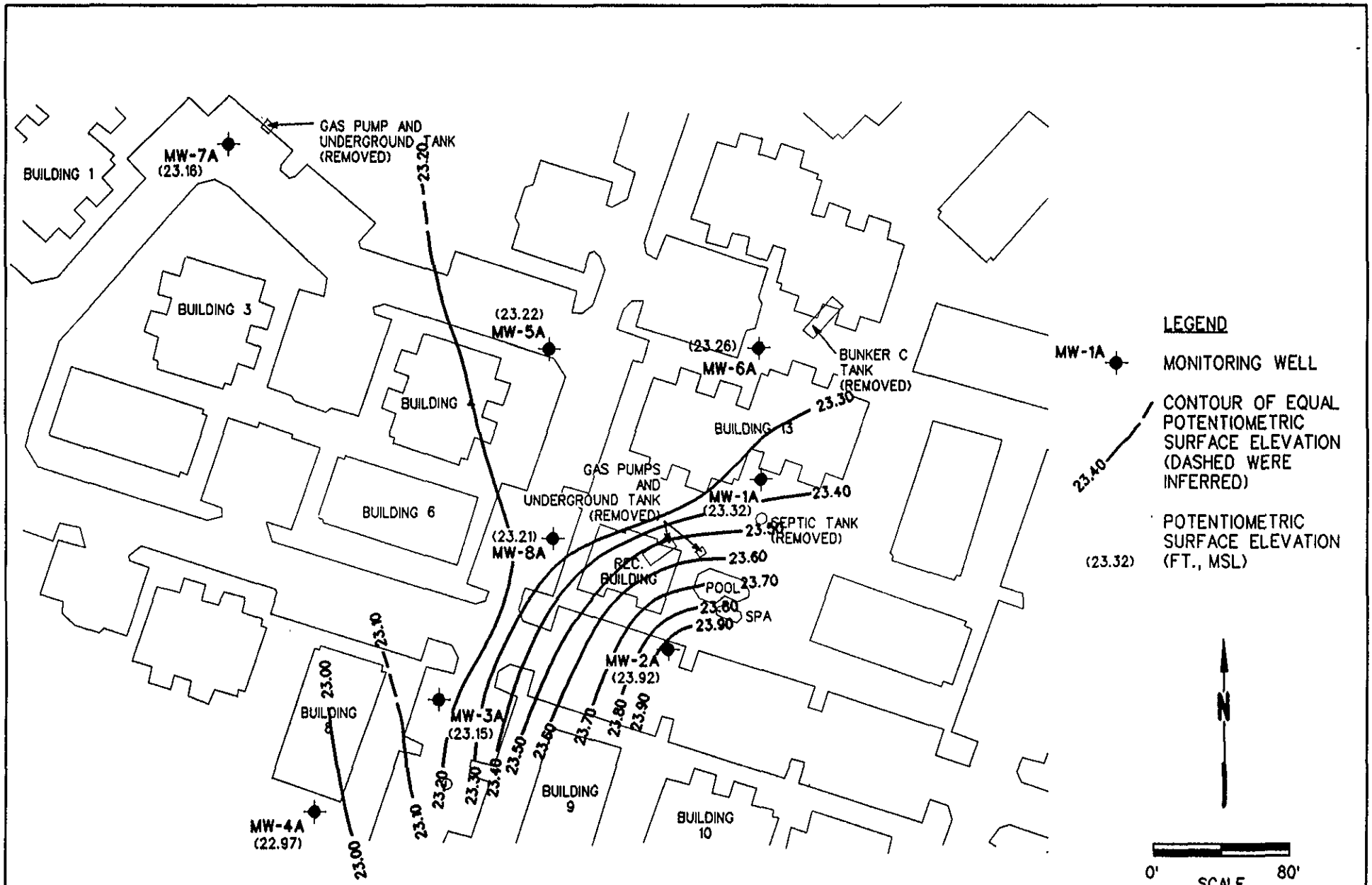


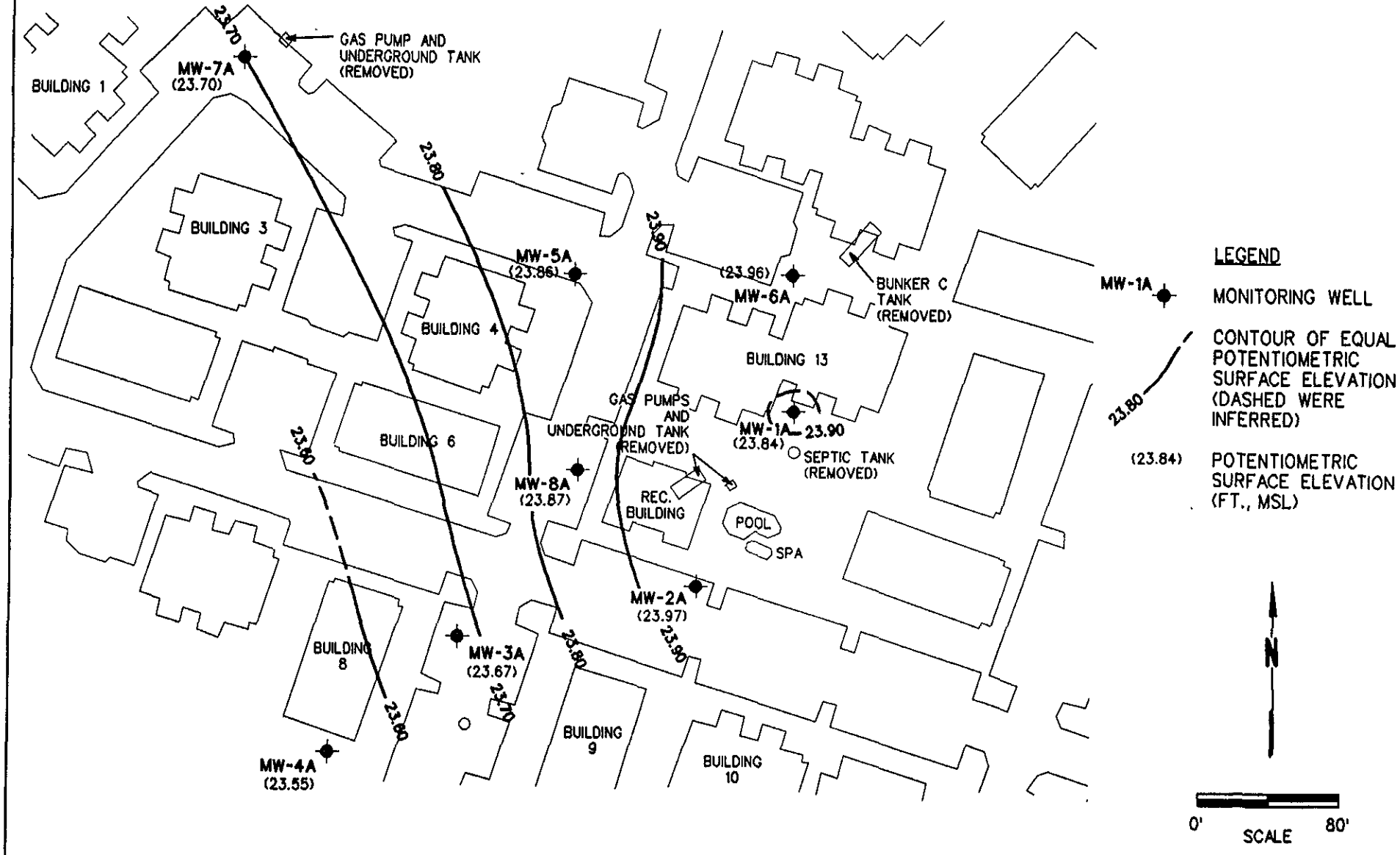
Figure 5. **Groundwater Piezometric Surface Contours -- June 16, 1993**



McLaren Hart

FIGURE 3
POTENTIOMETRIC SURFACE ELEVATION CONTOURS-NOVEMBER 3, 1993
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

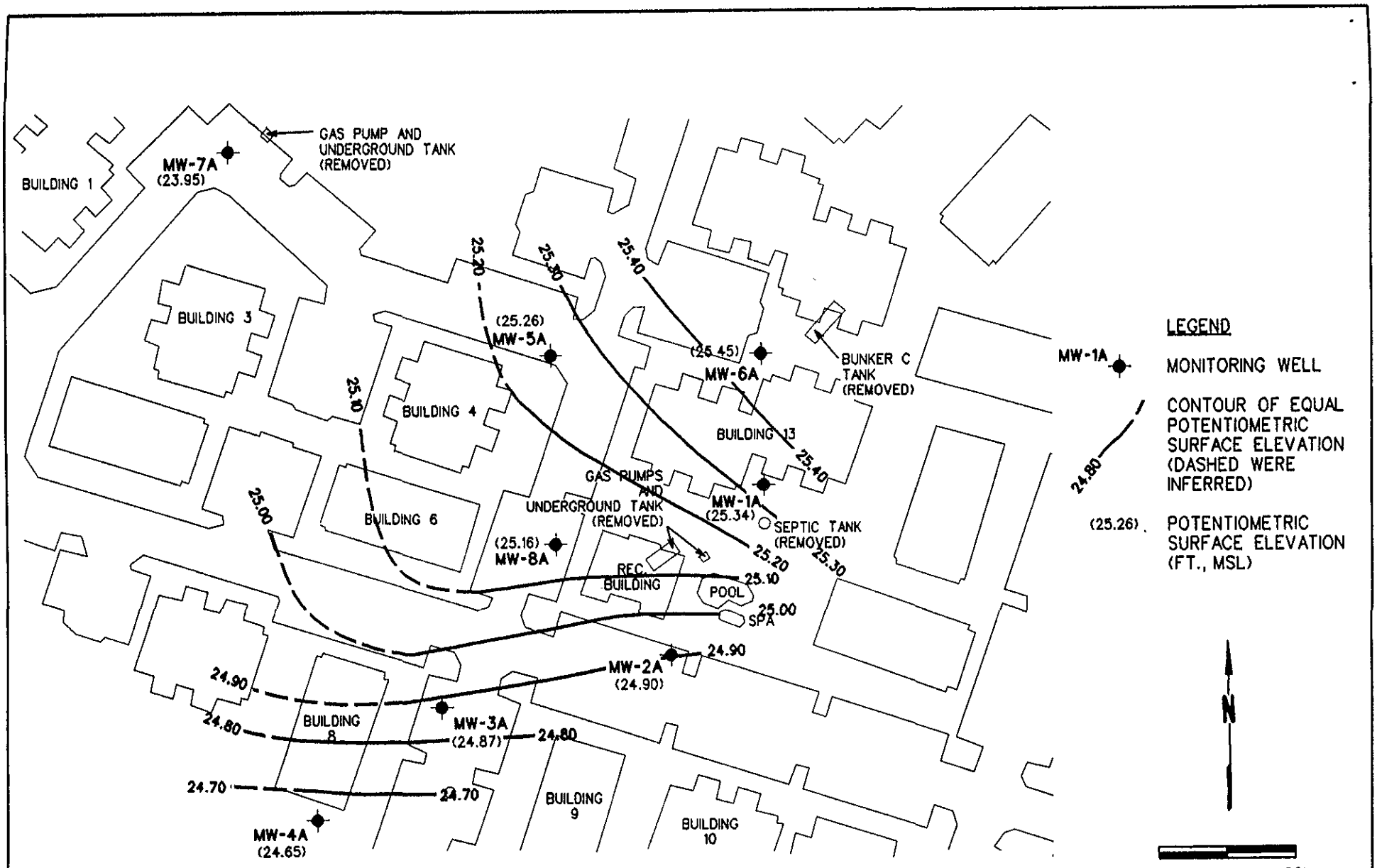
PRK194Q/03.dgn; Rev: 03-29-94



McLaren Hart

PRK194Q/04.dgn Rev: 03-29-94

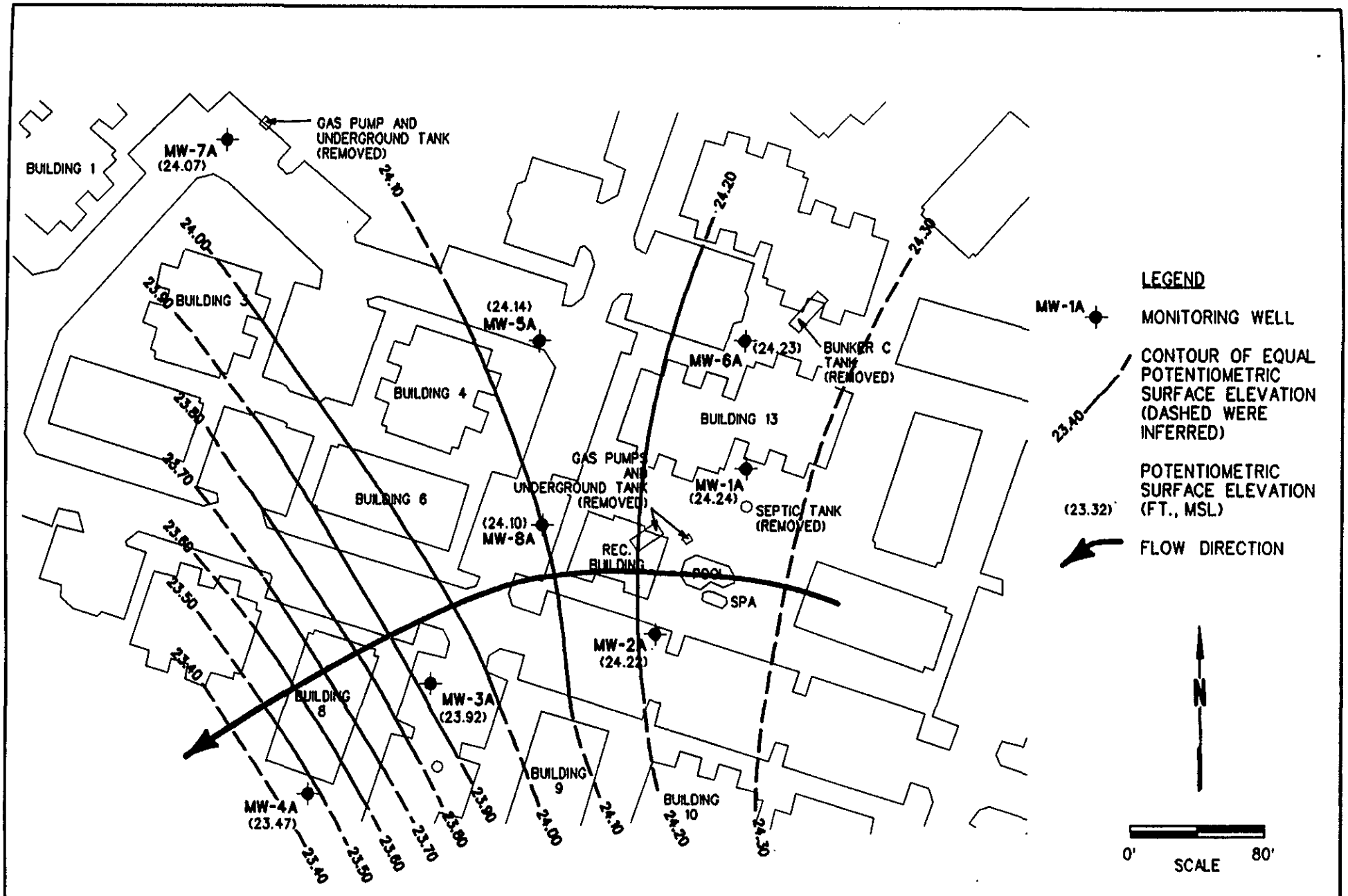
FIGURE 4
POTENTIOMETRIC SURFACE ELEVATION CONTOURS-DECEMBER 20, 1993
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA



McLaren Hart

FIGURE 5
POTENTIOMETRIC SURFACE ELEVATION CONTOURS-MARCH 3, 1994
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

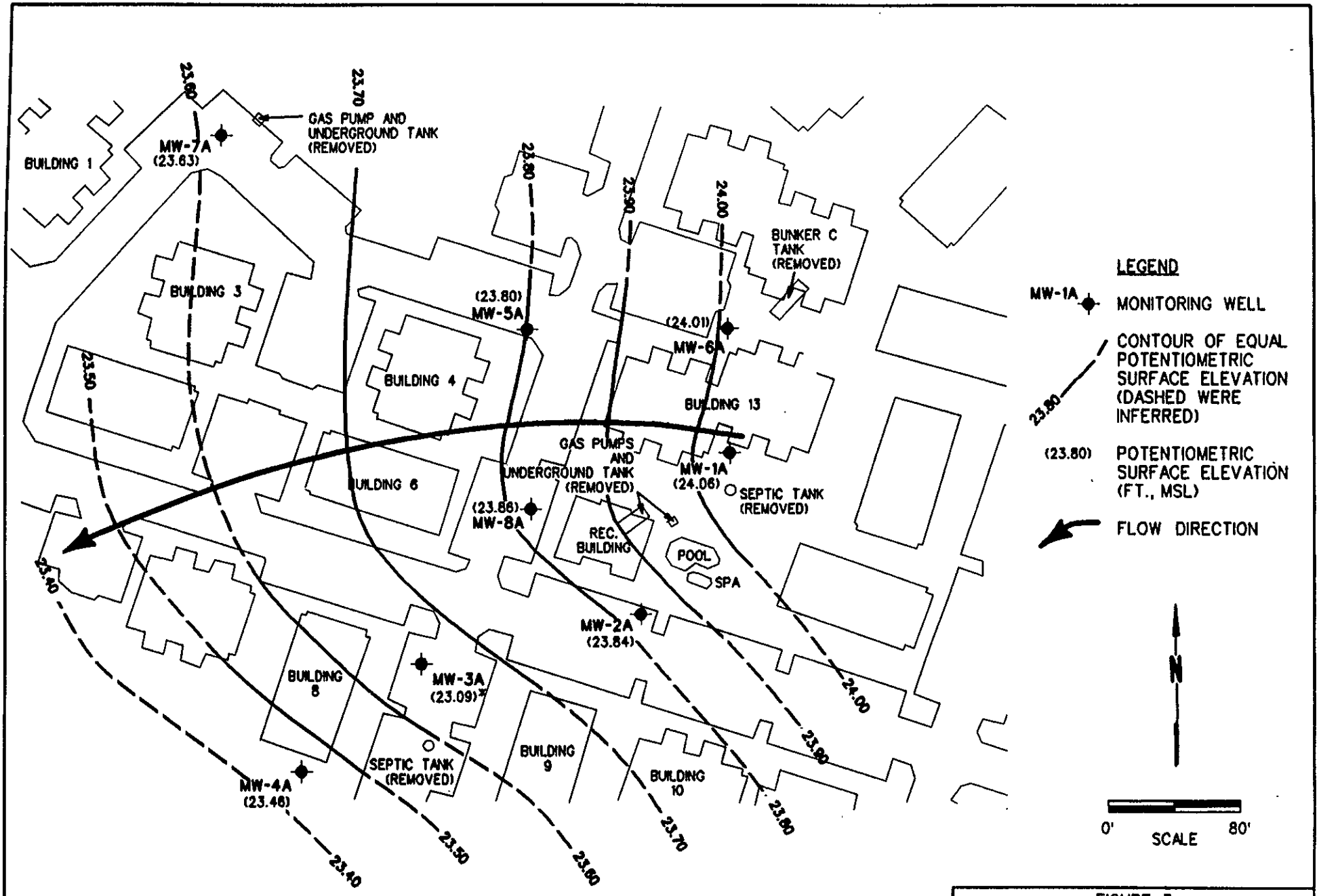
PRK1940/05.dgn: Rev: 03-29-94



McLaren Hart

FIGURE 3
JUNE, 1994
POTENTIOMETRIC SURFACE ELEVATIONS
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

PRK6940/03.dgn: Rev: 07-06-94

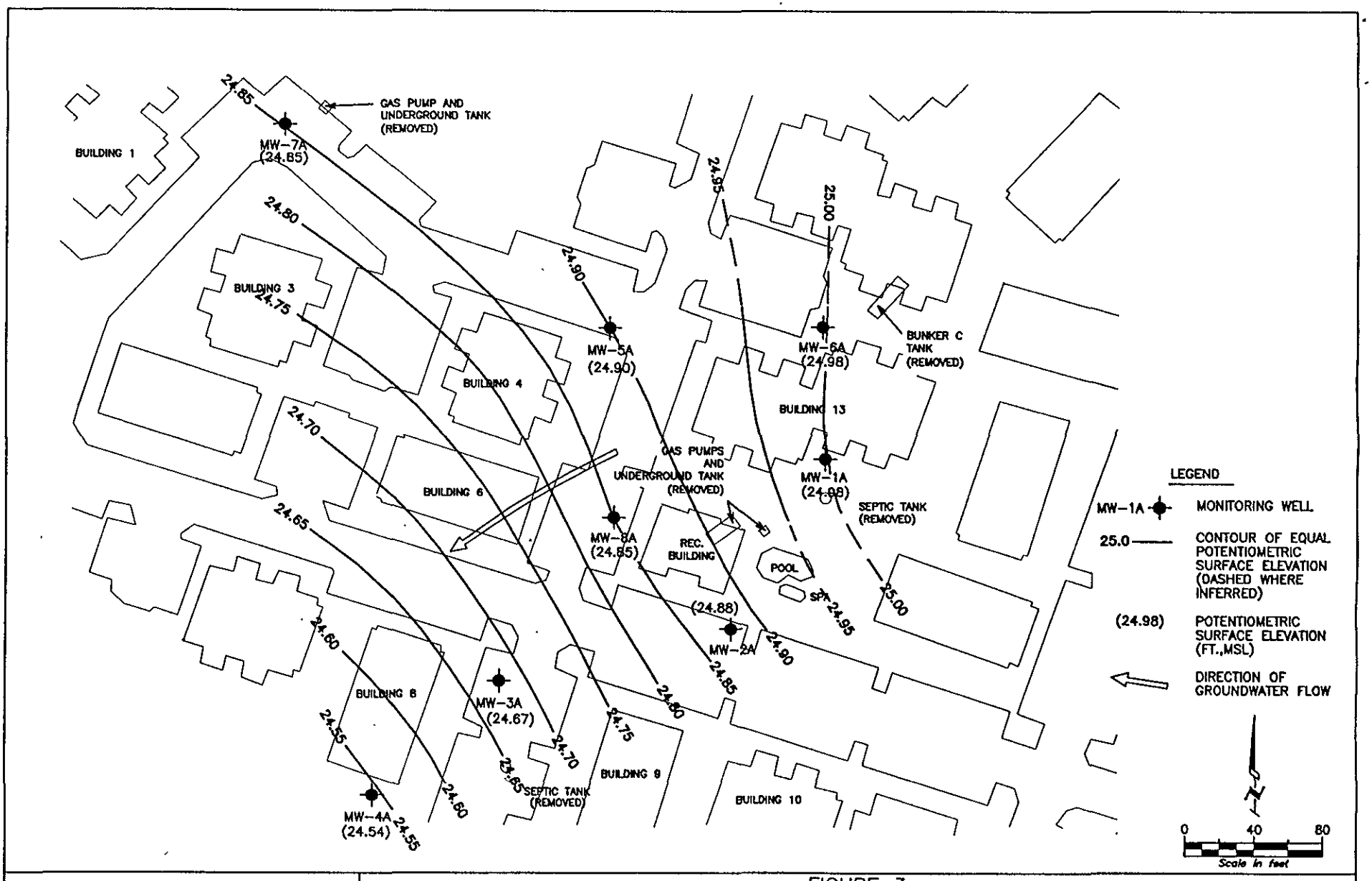


McLaren Hart

* DATA NOT USED TO CONSTRUCT CONTOURS

FIGURE 3
DECEMBER 1994 - POTENTIOMETRIC SURFACE ELEVATION CONTOURS
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

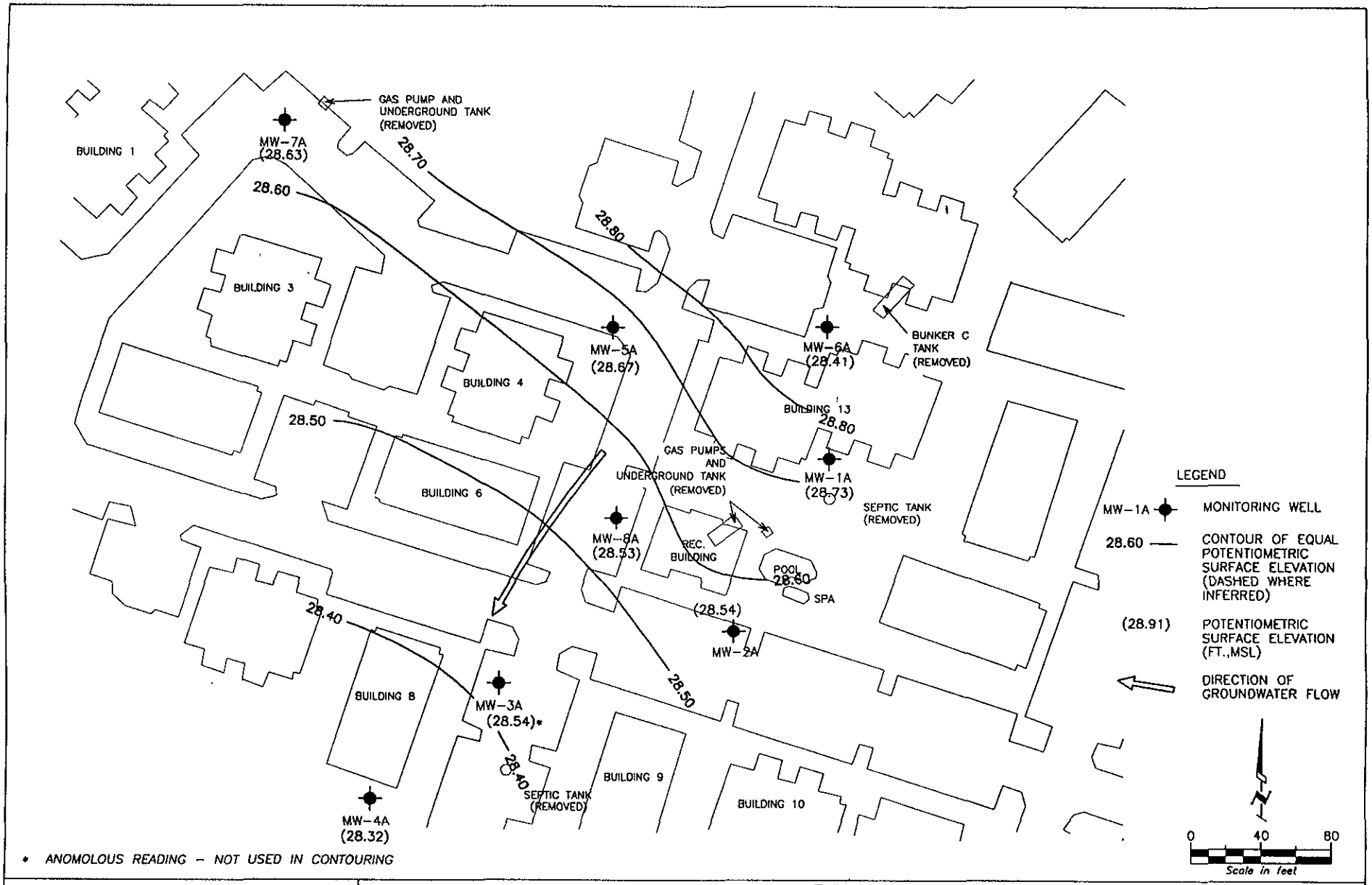
PRK1294Q/03.dgn: Rev: 01-03-95



McLaren Hart
ENVIRONMENTAL ENGINEERING CORPORATION

FIGURE 3
OCTOBER 20, 1995
POTENTIOMETRIC SURFACE ELEVATION CONTOURS
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

04.0602111.001.001\prksida.dwg:11-02-95



* ANOMOLOUS READING – NOT USED IN CONTOURING

McLaren Hart
ENVIRONMENTAL ENGINEERING CORPORATION

FIGURE 3
MARCH 26, 1996
POTENTIOMETRIC SURFACE ELEVATION CONTOURS
PARKSIDE COMMONS APARTMENTS
SAN LEANDRO, CALIFORNIA

04 0602111.001.001\ps_496.dwg: 04/25/96

RUSSELL RESOURCES, INC.

Monitoring Well MW-1A

Drilling Log

Project Parkside Commons Apartments Owner First Nationwide Bank

Location 900 143 Ave, San Leandro, CA

Date Drilled 6/18/91 Total Depth of Hole 30.01 ft. Diameter 8.00 in.

Surface Elevation 40.68 ft. Water Level Initial 20 ft. 24-hour 18.92 ft.

X-Coord: 707.31 ft. Screen: Dia 2 in. Length 15 ft. Slot Size .020 in.

Y-Coord: 893.57 ft. Casing: Dia 2 in. Length 15 ft. Type Sch.40 PVC

Coord. System: feet relative Filter Pack Material Lapis Lustre No. 3

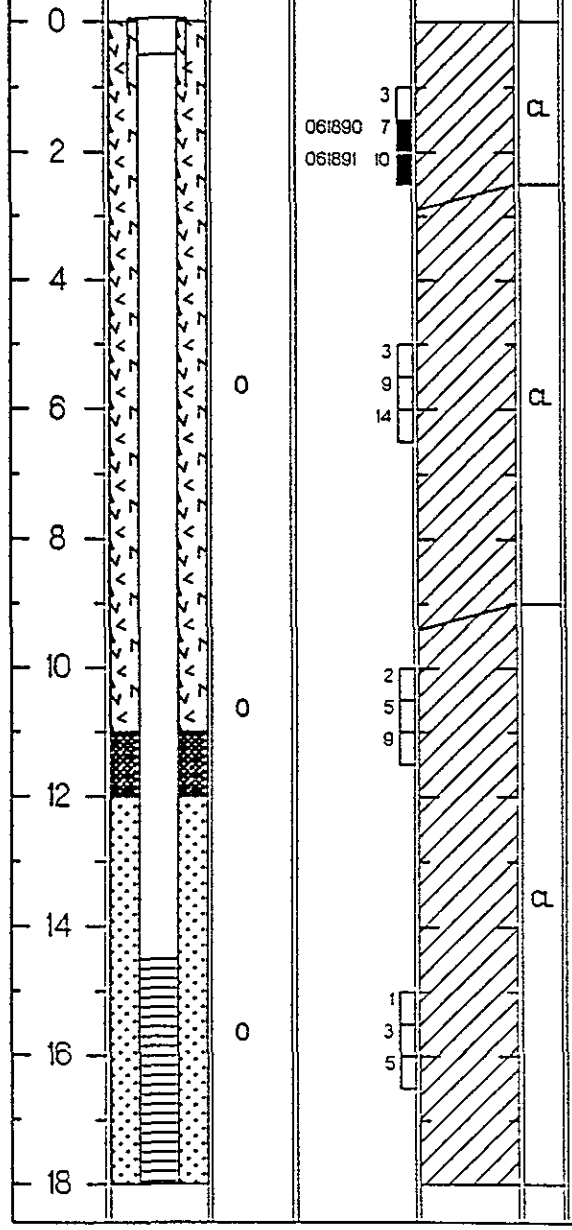
Drilling Company HEW Drilling Co. Inc. Drilling Method Hollow Stem Auger

Driller Mike Douglas Log by Allen B. Storm

Geologist/Engineer Allen B. Storm License No RG 4394

See Site Map For Boring Location

NOTES:



Description (Color, Texture, Structure)
Grass at surface.
Black silty CLAY, slightly organic, with some brick fragments (Probable Fill)
Brown silty CLAY, with some fine sand and silt (hard, dry) (contains thin light grey root traces)
Greenish brown fine sandy CLAY (medium stiff, damp)
(grades to silty CLAY)
Greenish brown silty CLAY (medium stiff, damp) (contains black and grey root traces)

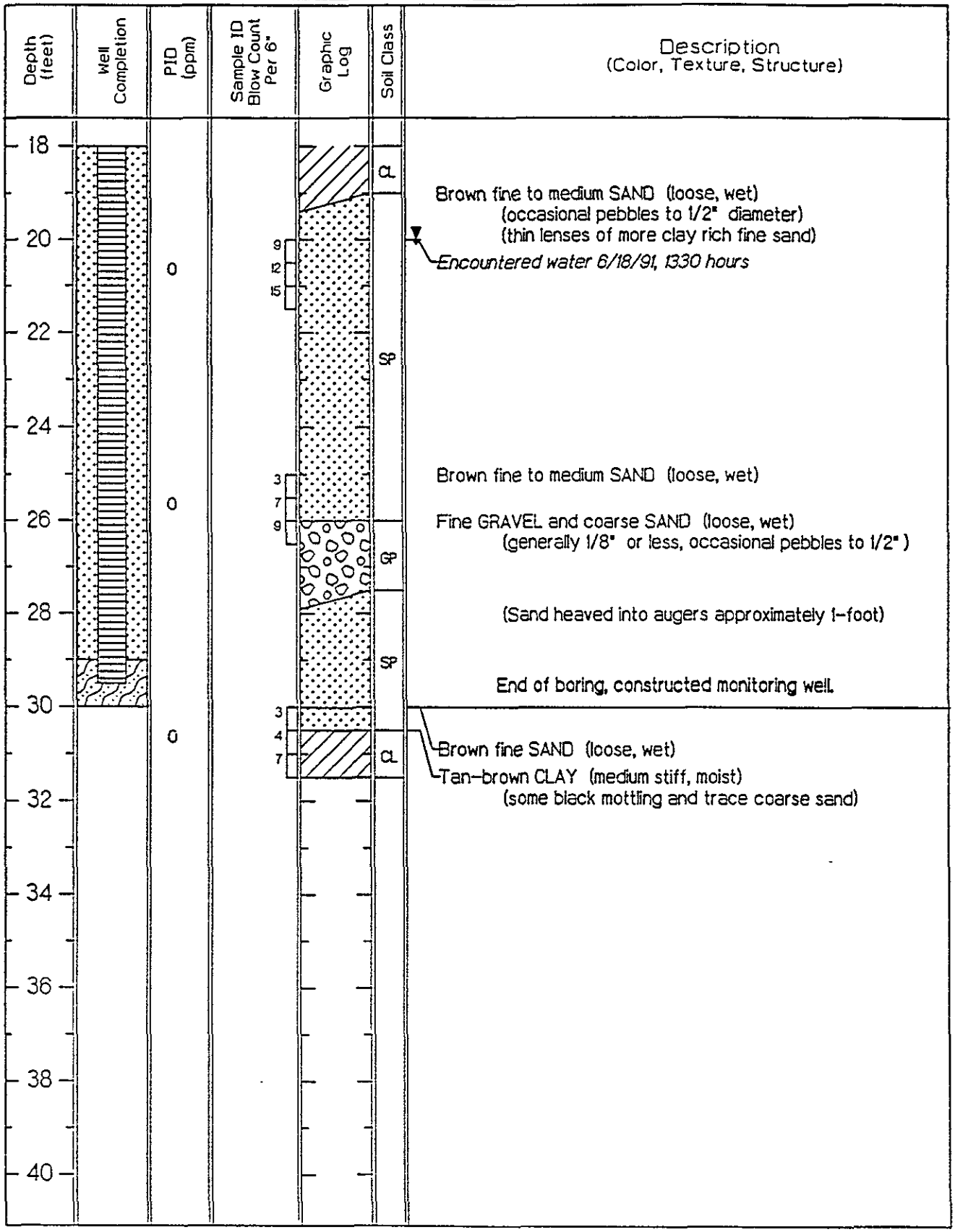
RUSSELL RESOURCES, INC.

Monitoring Well MW-1A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-2A

Drilling Log

Project Parkside Commons Apartments Owner First Nationwide Bank

Location 900 143 Ave., San Leandro, CA

Date Drilled 6/18/91 Total Depth of Hole 25.0 ft. Diameter 8.00 in.

Surface Elevation 40.32 ft. Water Level Initial 19.5 ft. 24-hour 18.58 ft.

X-Coord: 653.36 ft. Screen: Dia 2 in. Length 10 ft. Slot Size .020 in.

Y-Coord: 785.78 ft. Casing: Dia 2 in. Length 15 ft. Type Sch.40 PVC

Coord. System: feet relative Filter Pack Material Lapis Lustre No. 3

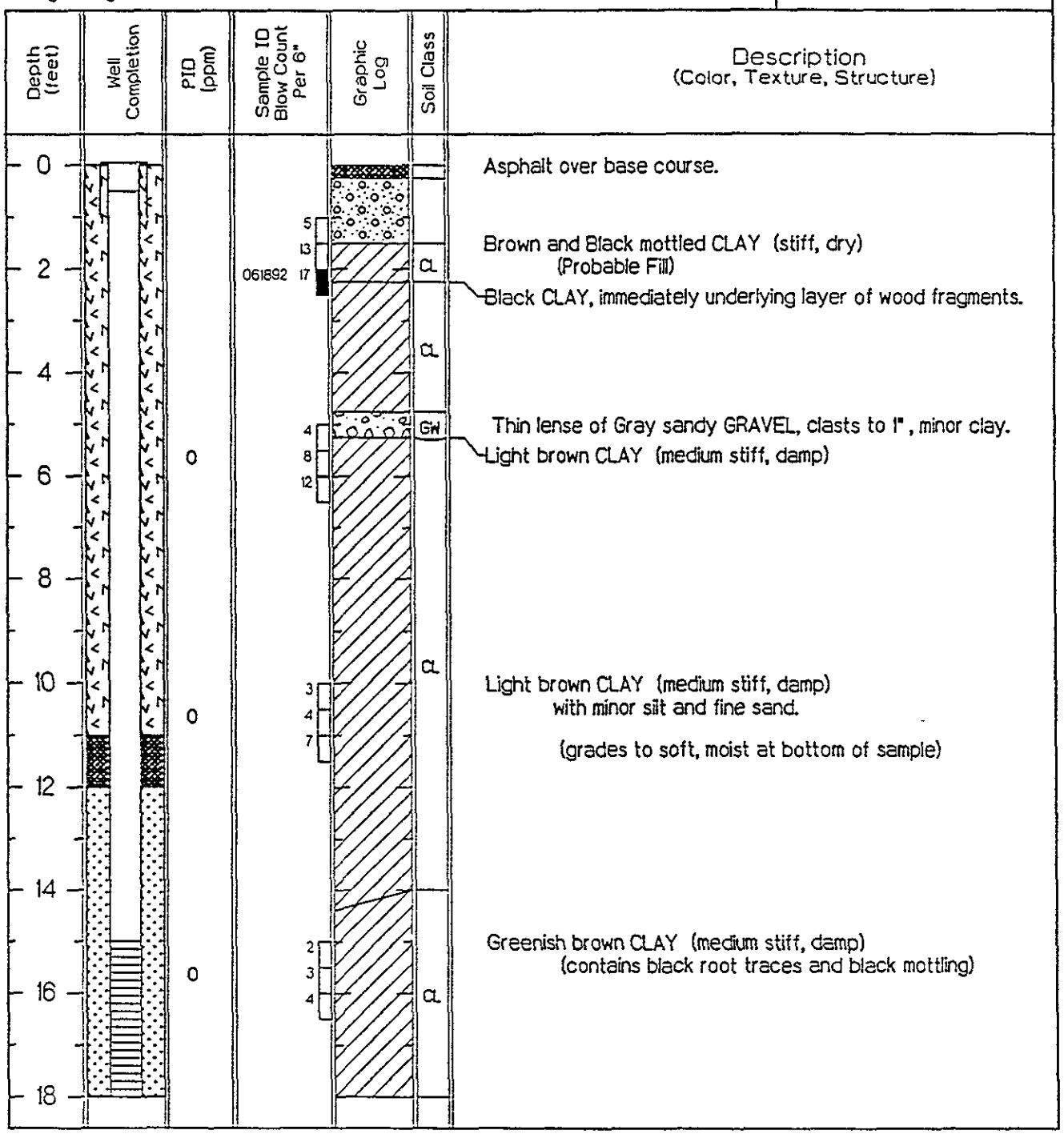
Drilling Company HEW Drilling Co. Inc. Drilling Method Hollow Stem Auger

Driller Mike Douglas Log by Allen B. Storm

Geologist/Engineer Allen B. Storm License No RG 4394

See Site Map For Boring Location

NOTES:



Description (Color, Texture, Structure)

Asphalt over base course.

Brown and Black mottled CLAY (stiff, dry)
(Probable Fill)

Black CLAY, immediately underlying layer of wood fragments.

Thin lense of Gray sandy GRAVEL, clasts to 1", minor clay.

Light brown CLAY (medium stiff, damp)

Light brown CLAY (medium stiff, damp)
with minor silt and fine sand.

(grades to soft, moist at bottom of sample)

Greenish brown CLAY (medium stiff, damp)
(contains black root traces and black mottling)

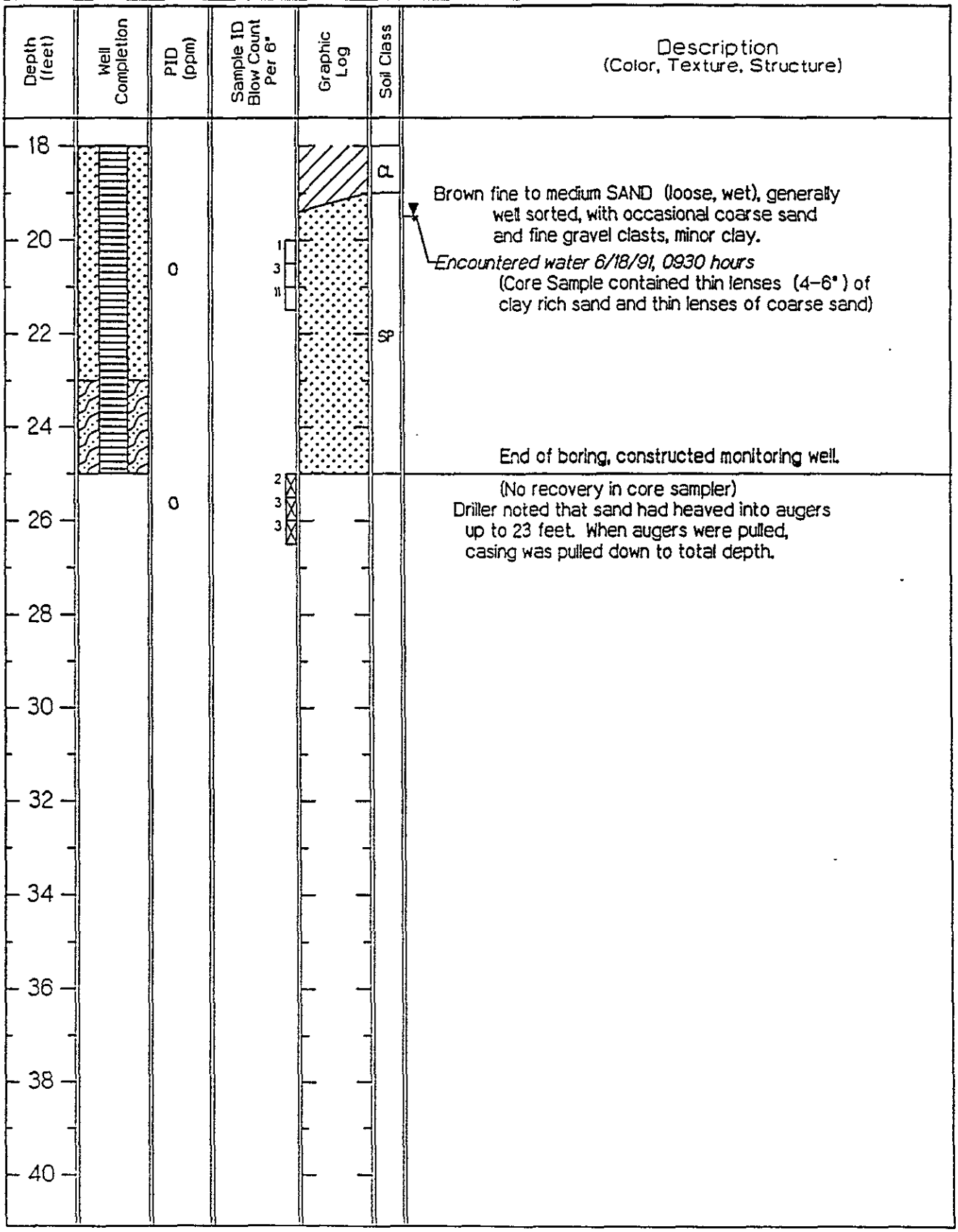
RUSSELL RESOURCES, INC.

Monitoring Well MW-2A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-3A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*

Date Drilled *6/19/91* Total Depth of Hole *25.0 ft.* Diameter *8.00 in.*

Surface Elevation *38.79 ft.* Water Level Initial *20.5 ft.* 24-hour *16.96 ft.*

X-Coord: *516.88 ft.* Screen: Dia *2 in.* Length *10 ft.* Slot Size *.020 in.*

Y-Coord: *753.74 ft.* Casing: Dia *2 in.* Length *15 ft.* Type *Sch.40 PVC*

Coord. System: *feet relative* Filter Pack Material *Lapis Lustre No. 3*

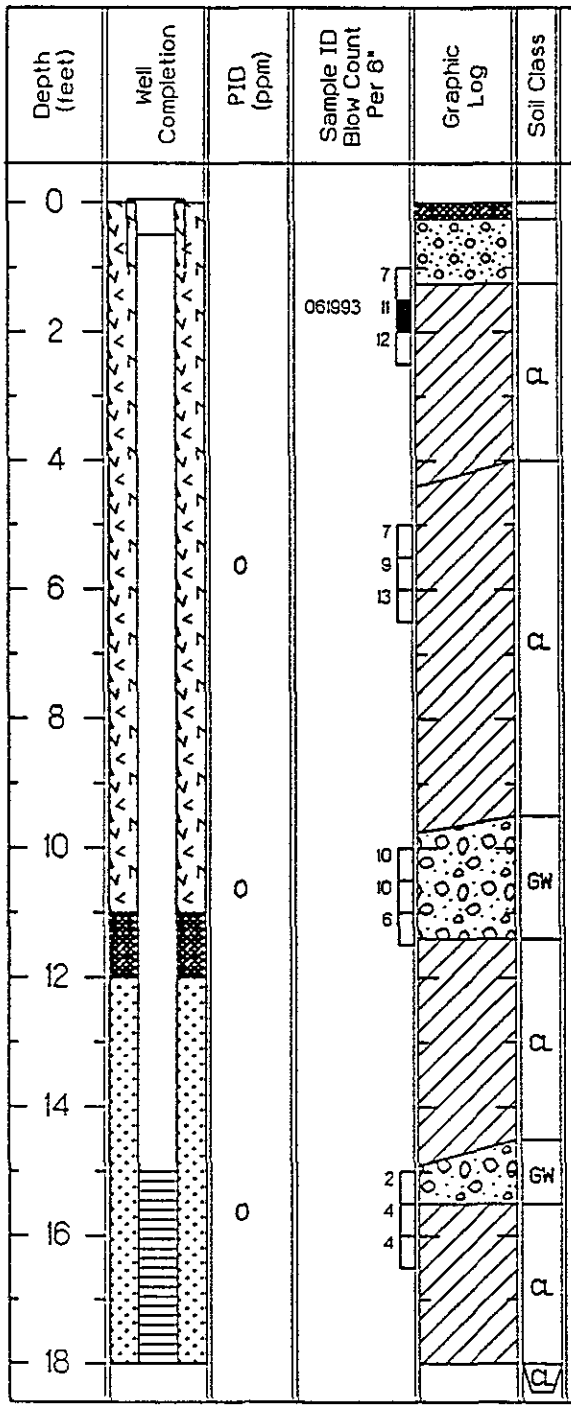
Drilling Company *HEW Drilling Co. Inc.* Drilling Method *Hollow Stem Auger*

Driller *Mike Douglas* Log by *Allen B. Storm*

Geologist/Engineer *Allen B. Storm* License No *RG 4394*

See Site Map For Boring Location

NOTES:



Description
(Color, Texture, Structure)

Asphalt over base course.

Black CLAY (stiff, slightly moist)

Brown silty CLAY (stiff, slightly moist)

(grades to medium stiff, damp)

Brown coarse Sand, grading to fine GRAVEL, poorly sorted, with angular, coarse to fine sand (loose, damp),

Brown silty CLAY (soft, damp)

Brown sandy GRAVEL (moderately loose, damp) (thin lense)

Brown silty CLAY (medium stiff, moist)
(grades less stiff, more moist at bottom of sample)

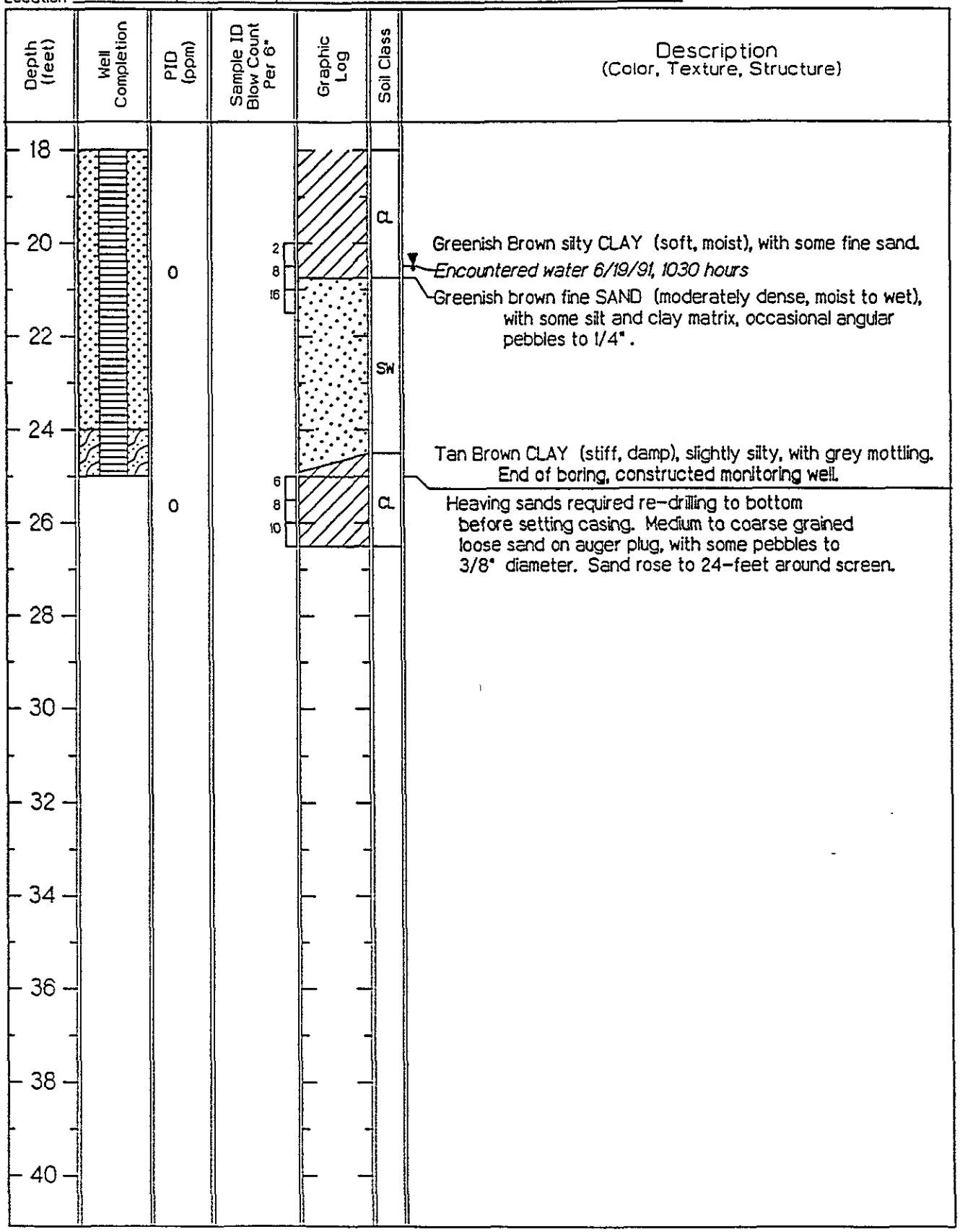
RUSSELL RESOURCES, INC.

Monitoring Well MW-3A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-4A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave, San Leandro, CA*

Date Drilled *6/19/91* Total Depth of Hole *25.0 ft.* Diameter *8.00 in.*

Surface Elevation *39.29 ft.* Water Level Initial *19.0 ft.* 24-hour *17.60 ft.*

X-Coord: *442.57 ft.* Screen: Dia *2 in.* Length *12 ft.* Slot Size *.020 in.*

Y-Coord: *684.35 ft.* Casing: Dia *2 in.* Length *13 ft.* Type *Sch.40 PVC*

Coord. System: *feet relative* Filter Pack Material *Lapis Lustre No. 3*

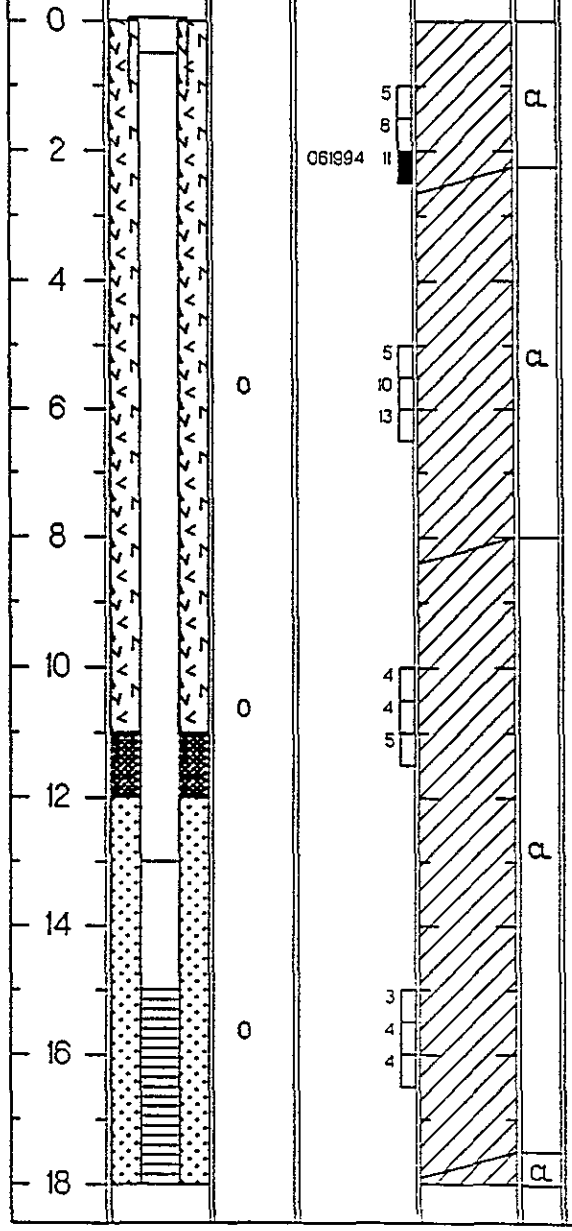
Drilling Company *HEW Drilling Co. Inc.* Drilling Method *Hollow Stem Auger*

Driller *Mike Douglas* Log by *Allen B. Storm*

Geologist/Engineer *Allen B. Storm* License No *RG 4394*

See Site Map For Boring Location

NOTES:



Description
(Color, Texture, Structure)

Grass over Black and Brown mottled silty CLAY (stiff, dry)

(fragments of red clay pipe in core sample, bottom 2" of sample in black clay)

Dark brown CLAY (stiff, damp)

Tan brown silty clay (medium stiff, moist), with two thin lenses of loose, dry, coarse sand and fine gravel.

Tan-brown silty CLAY (medium soft, wet), with thin lense of coarse sand (2" thick) at top of core sample.

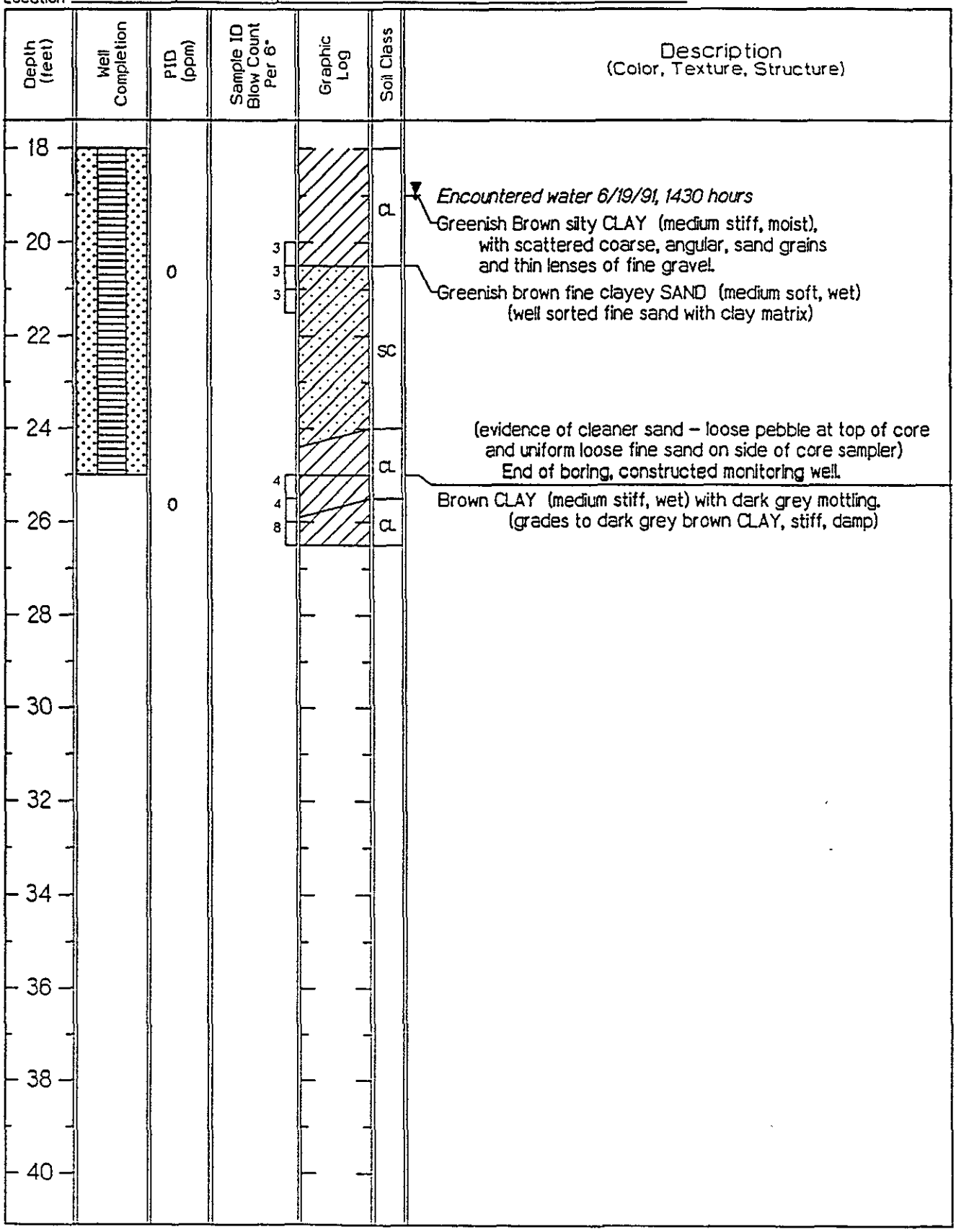
RUSSELL RESOURCES, INC.

Monitoring Well MW-4A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-5A

Drilling Log

Project Parkside Commons Apartments Owner First Nationwide Bank

Location 900 143 Ave., San Leandro, CA

Date Drilled 7/24/91 Total Depth of Hole 25.0 ft. Diameter 8.00 in.

Surface Elevation _____ Water Level Initial 21.5 ft. 24-hour _____

X-Coord: _____ Screen: Dia 2 in. Length 5 ft. Slot Size .020 in.

Y-Coord: _____ Casing: Dia 2 in. Length 20 ft. Type Sch.40 PVC

Coord. System: feet relative Filter Pack Material Lapis Lustre No. 3

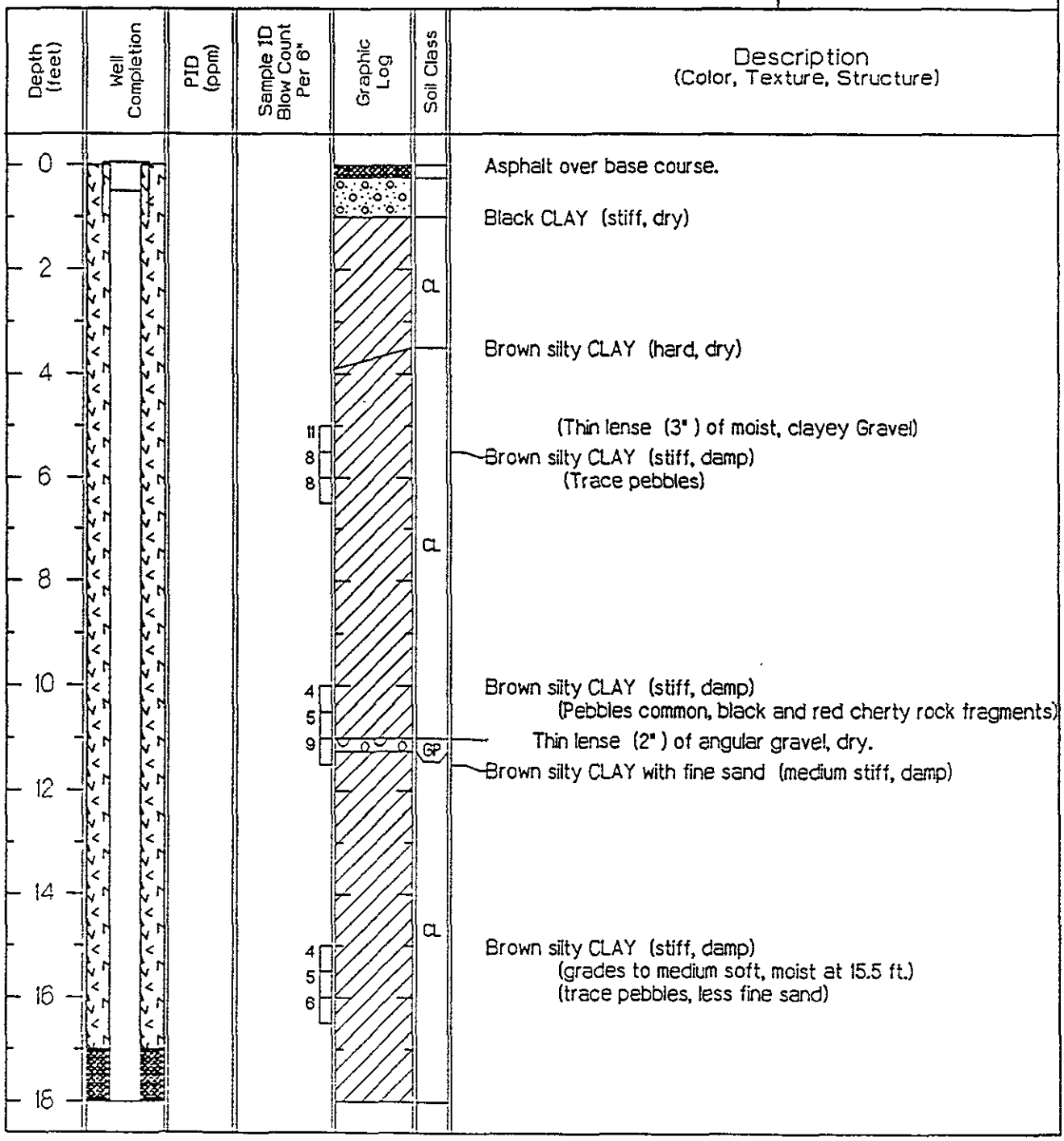
Drilling Company HEW Drilling Co. Inc. Drilling Method Hollow Stem Auger

Driller Tony Weitz Log by Allen B. Storm

Geologist/Engineer Allen B. Storm License No RG 4394

See Site Map For Boring Location

NOTES:



Description (Color, Texture, Structure)

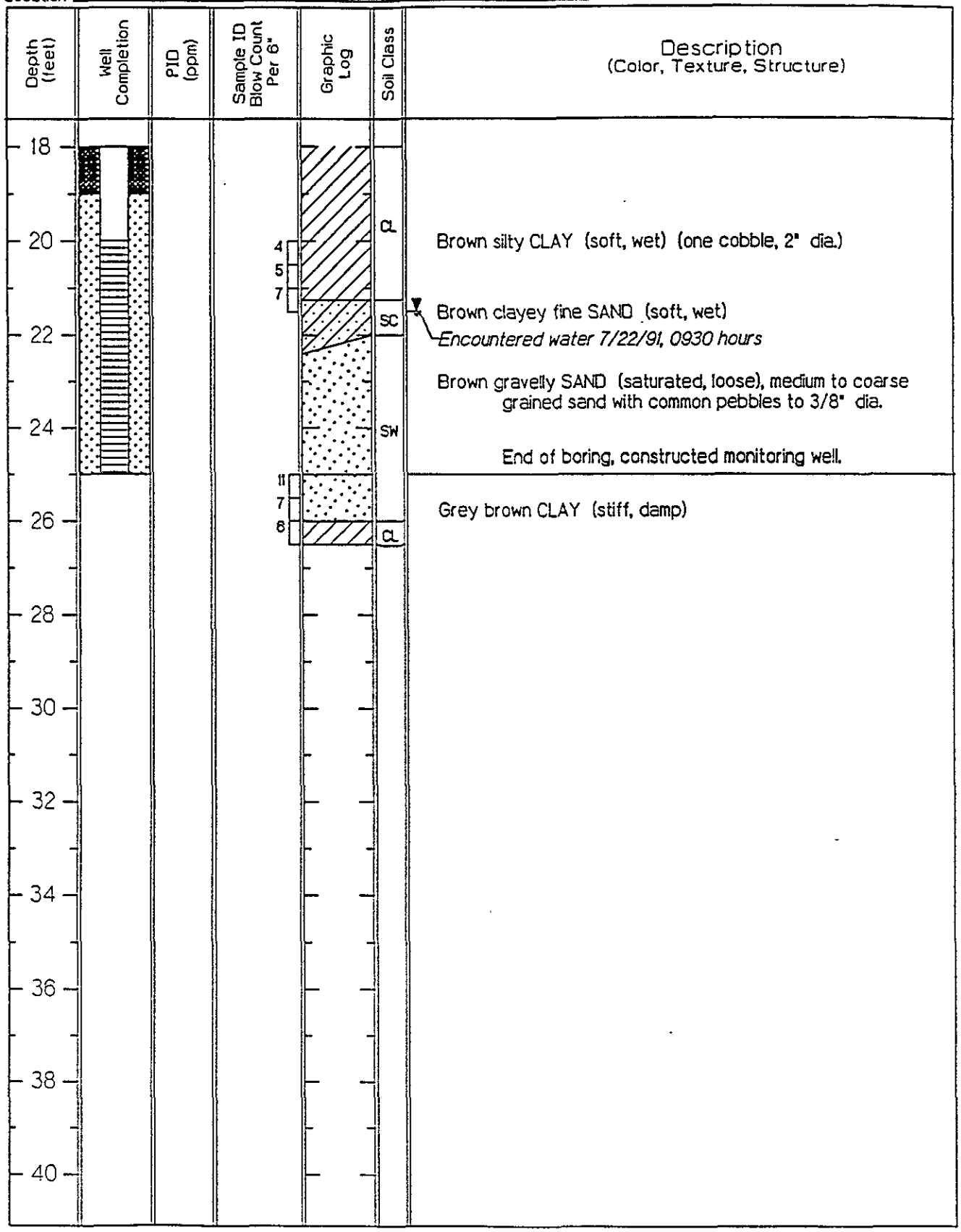
RUSSELL RESOURCES, INC.

Monitoring Well MW-5A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-6A

Drilling Log

Project Parkside Commons Apartments Owner First Nationwide Bank

Location 900 143 Ave., San Leandro, CA

Date Drilled 10/6/92 Total Depth of Hole 25.0 ft. Diameter 8.00 in.

Surface Elevation 40.63 ft. Water Level Initial 18.5 ft. 24-hour 19.26 ft.

X-Coord: 705.83 ft. Screen: Dia 2 in. Length 10 ft. Slot Size .020 in.

Y-Coord: 974.99 ft. Casing: Dia 2 in. Length 15 ft. Type Sch.40 PVC

Coord. System: feet relative Filter Pack Material Lonestar No. 2/12

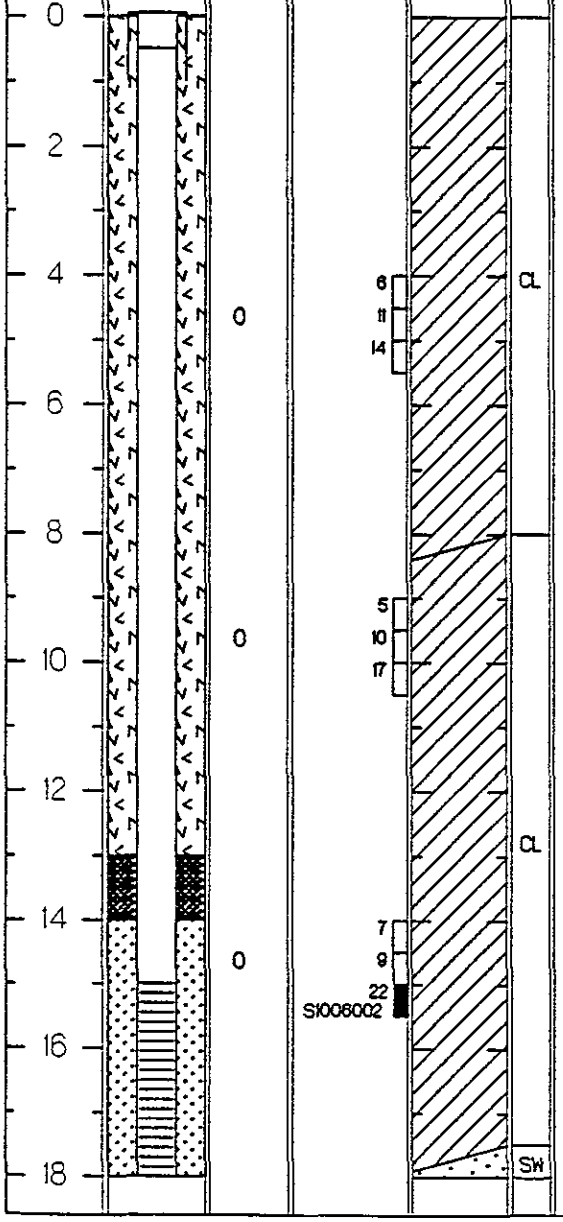
Drilling Company West Hazmat Drilling Corp. Drilling Method Hollow Stem Auger

Driller Scott Northart Log by Allen B. Storm

Geologist/Engineer Allen B. Storm License No RG 4394

See Site Map For Boring Location

NOTES:



Description (Color, Texture, Structure)

Grass

Dark Brown and Black mottled silty CLAY (stiff, dry) (minor fine to medium sand)

Dark Brown silty CLAY (medium stiff, damp) (minor very fine sand)

Medium Brown fine sandy CLAY (medium stiff, moist), (increased fine sand content)

Medium Brown silty CLAY (medium soft, moist)

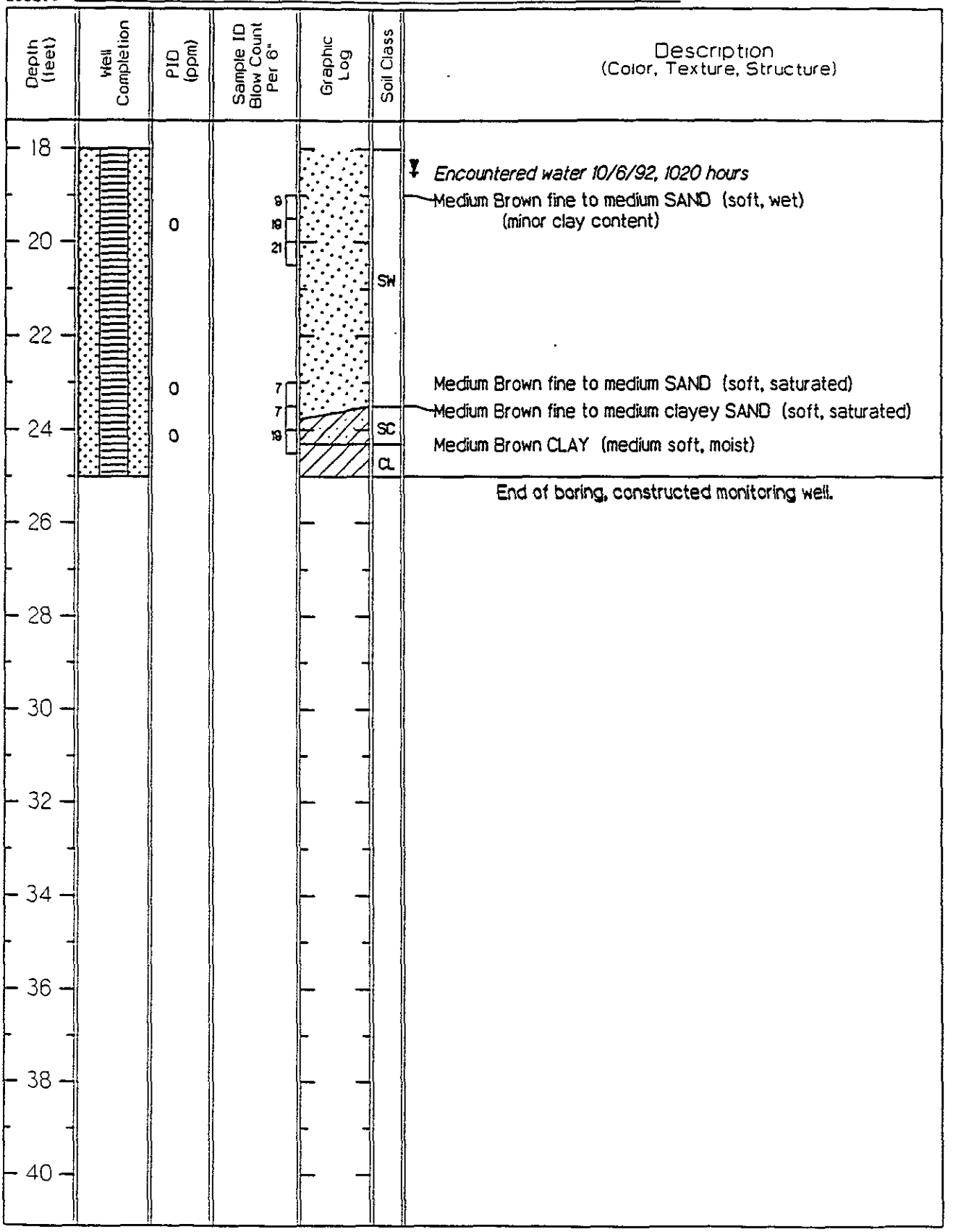
RUSSELL RESOURCES, INC.

Monitoring Well MW-6A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*



RUSSELL RESOURCES, INC.

Monitoring Well MW-7A

Drilling Log

Project Parkside Commons Apartments Owner First Nationwide Bank

Location 900 143 Ave., San Leandro, CA

Date Drilled 10/6/92 Total Depth of Hole 25.0 ft. Diameter 8.00 in.

Surface Elevation 38.15 ft. Water Level Initial 17 ft. 24-hour 17.01 ft.

X-Coord: 398.62 ft. Screen: Dia 2 in. Length 10 ft. Slot Size .020 in.

Y-Coord: 1098.22 ft. Casing: Dia 2 in. Length 15 ft. Type Sch.40 PVC

Coord. System: feet relative Filter Pack Material Lonestar No. 2/12

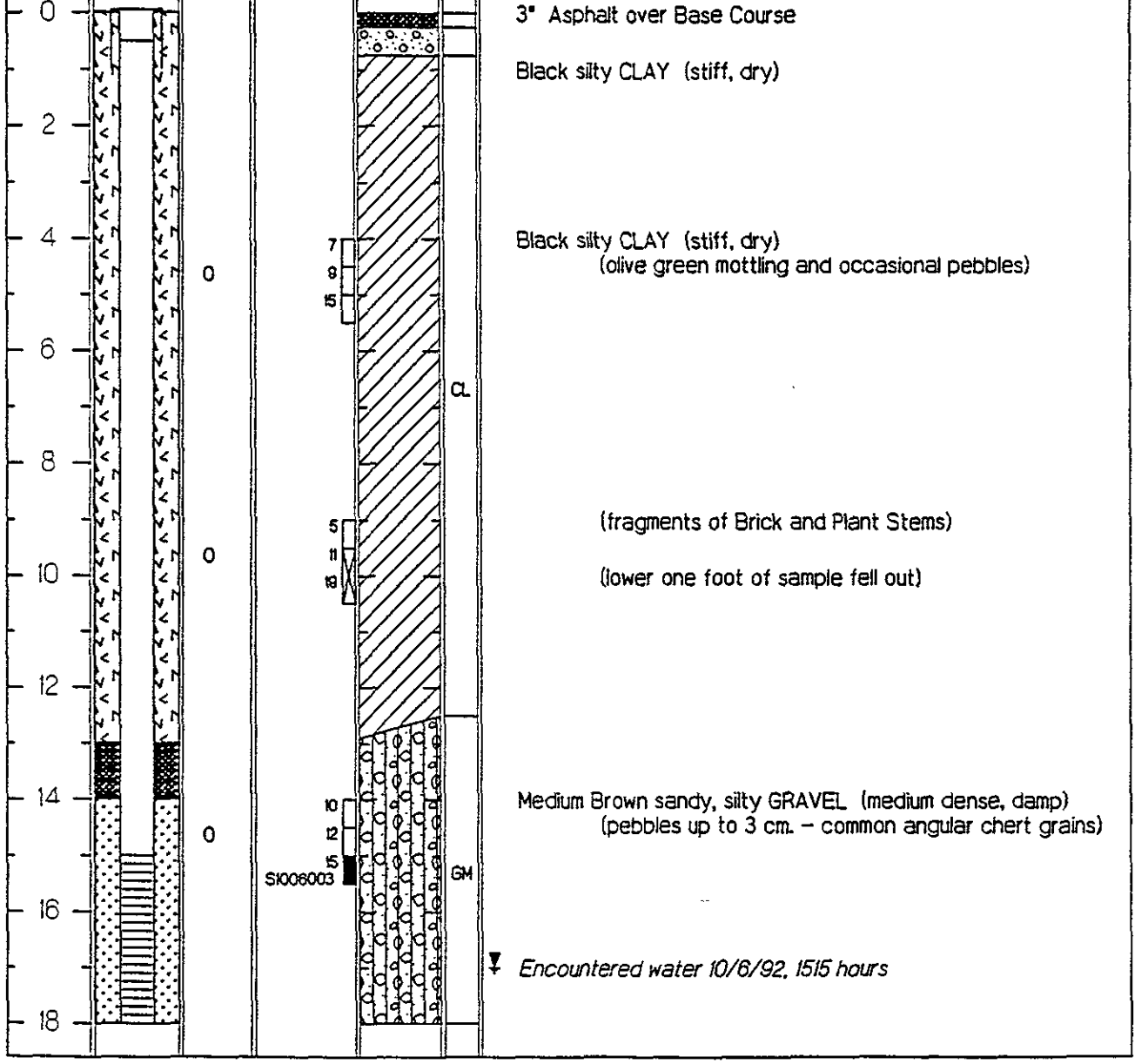
Drilling Company West Hazmat Drilling Corp. Drilling Method Hollow Stem Auger

Driller Scott Northart Log by Allen B. Storm

Geologist/Engineer Allen B. Storm License No RG 4394

See Site Map For Boring Location

NOTES:



Description (Color, Texture, Structure)

3" Asphalt over Base Course

Black silty CLAY (stiff, dry)

Black silty CLAY (stiff, dry)
(olive green mottling and occasional pebbles)

(fragments of Brick and Plant Stems)

(lower one foot of sample fell out)

Medium Brown sandy, silty GRAVEL (medium dense, damp)
(pebbles up to 3 cm. – common angular chert grains)

Encountered water 10/6/92, 1515 hours

RUSSELL RESOURCES, INC.

Monitoring Well MW-7A

Drilling Log

Project *Parkside Commons Apartments* Owner *First Nationwide Bank*

Location *900 143 Ave., San Leandro, CA*

Depth (feet)	Well Completion	PID (ppm)	Sample ID Blow Count Per 6"	Graphic Log	Soil Class	Description (Color, Texture, Structure)
18						
20		0	5 11 23		GM	Medium Brown sandy, silty GRAVEL (loose, saturated) (angular grains and pebbles up to 2 cm.)
22						
24		0	5 11 14			Medium Brown sandy, silty GRAVEL (loose, saturated)
						End of boring, constructed monitoring well.
26						
28						
30						
32						
34						
36						
38						
40						

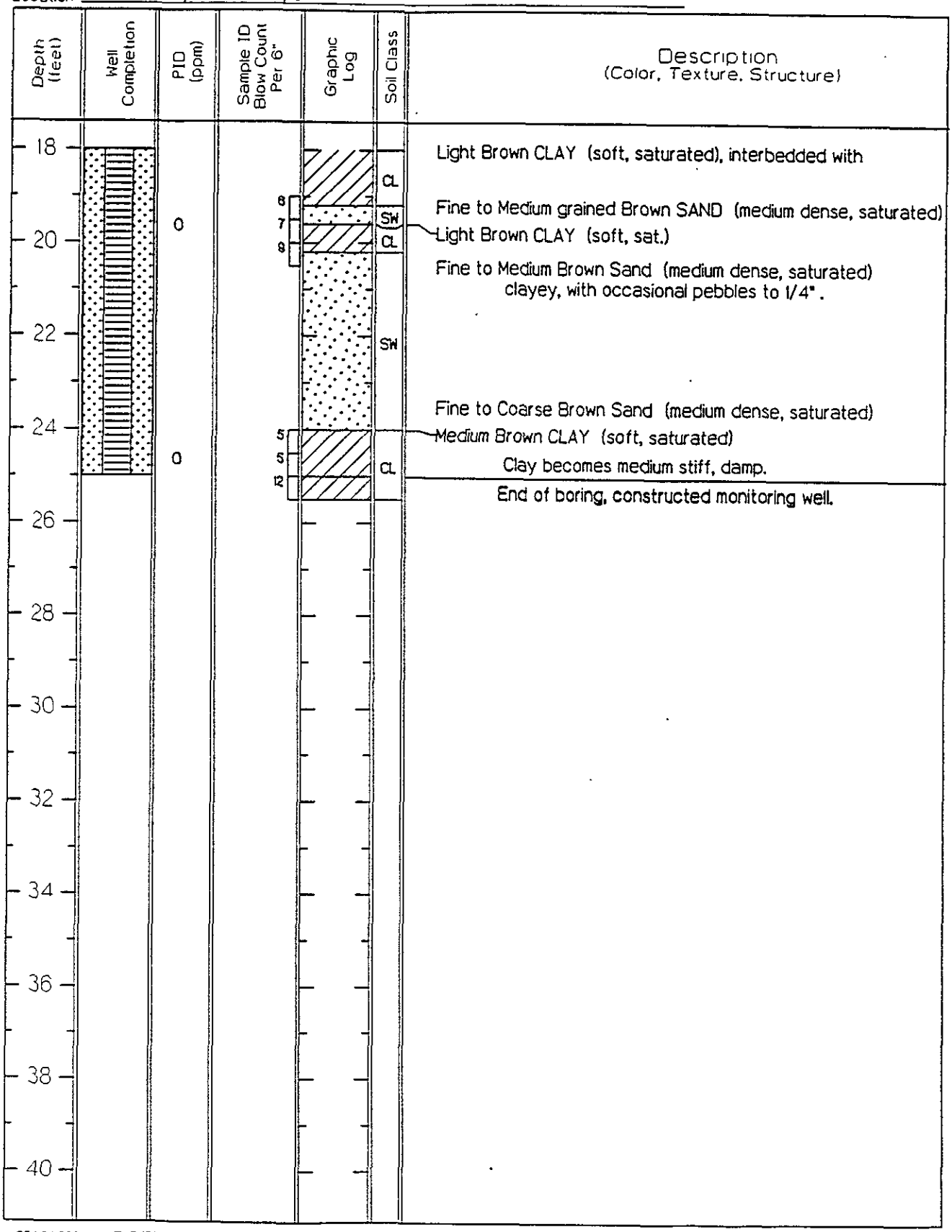
RUSSELL RESOURCES, INC.

Monitoring Well MW-8A

Drilling Log

Project: *Parkside Commons Apartments* Owner: *First Nationwide Bank*

Location: *900 143 Ave., San Leandro, CA*



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
30 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

April 13, 1992

Daniel W. Hernandez, MPH, CIH
First Nationwide Bank
33 New Montgomery Street, 7th Floor
San Francisco, CA 94105

RE: HEALTH RISK ASSESSMENT REPORT (HRAR) FOR PARKSIDE COMMONS APARTMENTS, 900 143rd AVENUE, SAN LEANDRO, CALIFORNIA

Dear Mr. Hernandez:

This office has reviewed the HRAR you submitted on March 11, 1992. In this report you have evaluated the probability and the magnitude of adverse health effects to humans from potential exposure to pesticide residues found in soils at this site. Parkside Commons is a fully developed 13 acre site with 300 residential apartment units. Prior to the construction of this complex in 1986, this site was occupied by a wholesale plant nursery.

No surface pesticide contamination was found on this property. Most of the pesticide residues were found at the native soil horizon, at a depth between 1.5 and 2.5 feet. Most of the soil on this property is covered by asphalt parking lots, concrete sidewalks and buildings. Due to the chemical properties of the pesticide residues, the chances for these pesticides to eventually leach in to the shallow ground water are remote.

This office is very impressed with the accuracy and technical finesse of the HRAR. We concur with the findings of your HRAR that the chances for pesticide exposure are negligible at this site. Unless future construction activities disturb the native soil, this site dose not pose a significant health threat to residents.

However, please be aware that this letter is limited only to the health risks associated with pesticide residues found in the soils. Further action may be required if information received subsequent to this letter indicates a need for it. If you have any questions concerning this matter, please feel free to call me at (510) 271-4320.

Sincerely,

R. Arulanantham

Ravi Arulanantham, Ph.D., CHMM
Senior Hazardous Materials Specialist

c: Robert Weston, ACHCS
Lester Feldman, SFBR-RWQCB
files